

PB# 89-13

**Sheafe/Wayland
(Sub.)**

29-1-48.5

SHEAFE, WAYLAND - SUBDIVISION #89-13
(lanc & Tully) 1 lots

Approved 5/31/91

final Engineer fee: \$1,738.40 - Less Escrow \$1,550.00
Amount Due: \$188.40

See receipts attached to pink
printout sheet.

Map Number 10237 89-13 (5 Sheets)
Section 24 Block 1 Lot 48.5 City N. Windsor
Town N. Windsor
Village N. Windsor
Title: Wayland H. Sheafe
Joy C. Sheafe
Dated Rev. 9-4-90 Filed 6-3-91
Approved by Ronald Landen
on 5-31-91
Record Owner Wayland H. Sheafe +
Joy C. Sheafe MARION S. MURPHY
Orange County Clerk

ESSELTE

P.B. #89-13

General Receipt			10400
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550			March 17 19 89
Received of <u>Wayland Sheafe</u>			\$ <u>25.00</u>
For <u>Plan. Board Application Fee</u>			DOLLARS
DISTRIBUTION			
FUND	CODE	AMOUNT	
<u>Check # 25.00</u>			
<u># 600</u>			
By <u>Pauline J. Townsend</u>			
Town Clerk			Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

Map Number 10237 City N. Windsor
 Section 29 Block 1 Lot 48.5 Town N. Windsor
 Title: Wayland H. Sheafe & Joy C. Sheafe
 Dated Rev. 9-4-90 Filed 6-3-91
 Approved by Ronald Landen
 on 5-31-91
 Record Owner Wayland H. Sheafe & Joy C. Sheafe
 MARION S. MURPHY
 Orange County Clerk

ESSELTE

P.B. #89-13

10400

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

March 17 19 89

Received of Wayland Sheafe \$ 25.00

Twenty Five and 00/100 DOLLARS

For Plan Board Application Fee

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Cheq # 25.00</u>		
<u># 600</u>		

By Paulina J. Tromp
Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

10434

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

April 3 19 89

Received of Town Club \$ 1550.00

One thousand five hundred fifty and 00/100 DOLLARS

For 17 Lot S/D - 4 @ 150.00 13 @ 75.00 Less 25.00 Submitted 3/17/89

DISTRIBUTION

FUND	CODE	AMOUNT
<u>P.B. # 89-13</u>		
<u>Wayland Sheafe - Applicant</u>		

By James P. [Signature]
Comptroller
 Title

Williamson Law Book Co., Rochester, N. Y. 14609



County File No. **NWT 1-90N**

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of **Wayland & Joy Sheafe**

for a **Major Subdivision (17 lots) NYS 207 & Bull Road**

County Action: **returned for Local Determination**

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

January 3, 1990

Lanc & Telly
P.O. Box 687
Goshen, NY 10924

Attn: Nick Profaci

To Whom It May Concern:

Please be advised that on December 6, 1989, at a regular Town Board meeting, the Town Board of the Town of New Windsor did accept Scheafe Circle as a dedicated town road.

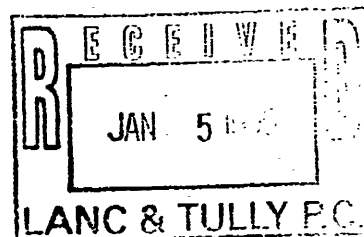
The above described action is witnessed to by the enclosed copy of a portion of the Town Board minutes of that date.

Very truly yours,

Lawrence Reis, CPA
Comptroller

LR/al

cc: Pauline Townsend, Town Clerk



REGULAR TOWN BOARD AND WATER BOARD MEETING
 WED., DECEMBER 6, 1989; 7:30 P.M.
 NEW WINDSOR TOWN HALL
 NEW WINDSOR, NEW YORK

BOARD MEMBERS PRESENT: Supervisor Green, Councilman Heft,
 Councilwoman Fiedelholz,
 Councilman Spignardo, Councilwoman
 Siano.

OTHER OFFICIALS PRESENT: Comptroller Reis, Police Chief
 Koury, Town Attorney Seaman.

Supervisor Green called to order the Regular Town Board and
 Water Board Meeting and presided over same.

#1 On Agenda - Minutes

Motion by Councilwoman Siano, seconded by Councilman Heft that the
 Town Board of the Town of New Windsor approve the minutes of
 the Public Hearing regarding the Consolidated Water District
 Extension No. 10 and the Minutes of the Regular Town Board and
 Water Board Meeting both held on November 15, 1989, as per
 the copies posted on the Town Clerk's Bulletin Board in
 the Town Hall and same distributed to each of the Town Board
 Members.

Roll Call: All Ayes Motion Carried: 5-0

UNFINISHED BUSINESS

NONE

HIGHWAY DEPARTMENT

#2 On Agenda - Motion-Dedication of roads - Sheafe Circle

Motion by Councilman Heft, seconded by Councilwoman Fiedelholz
 that the Town Board of the Town of New Windsor accept a road
 herein known as SHEAFE CIRCLE in the Town of New Windsor as
 a public roadway in the Town of New Windsor and incident to
 such dedication:

- (1) File Order of the Town Highway Superintendent;
- (2) Accept Dedication of SHEAFE CIRCLE from Wayland H.
 Sheafe and Joy C. Sheafe;
- (3) Authorize the execution of a Town Board Consent
 instrument with the consent of the Town Engineer affixed
 thereto.
- (4) Accept a Deed dated October 3, 1988 from Wayland H.
 Sheafe and Joy C. Sheafe to TOWN OF NEW WINDSOR which deed
 shall be returned to the Attorney's Office for recording
 with the Orange County Clerk.
- (5) One-year Maintenance Bond in the sum of \$6,000.00 from
 developer.
- (6) File certificate of Report of Title #JT-0-863148 from
 JT Abstract Co., Inc., 171 Broadway, Newburgh, New York
 12550 certified to the Town of New Windsor in the sum of
 \$10,000.00.

Roll Call: All Ayes Motion Carried: 5-0

#3 On Agenda - Motion-Authorizing reduction of public improvement
 bond-Exeter Building Corp. (Washington
 Green Condominiums)

Motion by Councilman Heft, seconded by Councilwoman Siano
 that the Town Board of the Town of New Windsor adopt the
 following resolution:
 WHEREAS, EXETER BUILDING CORP. (WASHINGTON GREEN CONDOMINIUMS),
 has previously posted a public improvement bond in the sum of
 \$628,000.00 with the Town Clerk of the Town of New Windsor for
 improvements in the said subdivision; and

PRELIMINARY SITE DRAINAGE STUDY REPORT

SHEAFE SUBDIVISION

**TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

PREPARED BY:

**LANC & TULLY, P.C.
ROUTE 207
PROFESSIONAL OFFICE
GOSHEN, NY 10924**

FEBRUARY 22, 1990

PART A

(1) Objective

This hydrologic study investigates the potential impact of the proposed Sheafe Subdivision on peak stormwater runoff of the watershed for the 25 year storm frequency. The hydrologic model of drainage basins for this property has been developed utilizing procedures outlined in the Soil Conservation Service Technical Release TR-55, "Urban Hydrology for Small Water Sheds", June 86. The main objective of the study is to investigate the impact on downstream properties due to the proposed subdivision.

(2) Site Description

The proposed Sheafe Subdivision will occupy a currently vacant 26+ acre parcel of land located in the Town of New Windsor, Orange County New York. The project site lies on the southwesterly side of the intersection of New York State Route 207 and Bull Road and is bounded on the southerly side by the lands of Jones and lands of Nadas. The subject site has ground cover that is mostly brush and tall grass. It has low areas that are wet and has some well defined but shallow streams flowing across the parcel in the southerly direction. The streams drain through the stone wall on the south property line of the site. This water then disperses through the lands of Nadas, which is a low marsh-like area; then draining into a pond on the land of Jones, which overflows and drains into another marsh-like area. The pond and the latter marsh-like area are contained within New York State Department of Environmental Conservation Classified Fresh Water Wetlands (MB-25).

(3) Hydrology

The proposed Sheafe Subdivision is located in the lower portion of 154+ acres watershed. This watershed drains into the lands of Nadas and lands of Jones and then into the New York State Department of Environmental Conservation Classified Fresh Water Wetlands. The study point of this analysis will be at the south property line, where two small streams drain into. The following analysis examines the hydrological features of the site and how they relate to the overall watershed for existing and proposed conditions. In order to accurately model the flows within a drainage basin the contributing watershed tributary has been divided into two sub-areas or sub-basins as follows:

1. Sub-area I - 128+ acres consists of the north side of Rt. 207 and a portion of the east side of Bull Road. The longest drainage path drains through the 24" CMP culvert under Rt. 207 and onto the proposed site.

2. Sub-area II - 26+ acres which is the project site. Runoff from this sub-area combines with the runoff from Sub-area I to form the composite peak discharge to the study point at the south property line of the project site.

Delineation of these sub-areas is shown on the attached drainage area map.

Hydrologic analysis has been done for the existing site condition or pre-development and the proposed site condition or post-development. The post-development hydrologic analysis has been done assuming that the flow for sub-area I remains the same as the flow level of the pre-development condition. Runoff curve numbers and time of concentration were determined by the procedures outlined in TR-55. The Maybrook, New York USGS Quadrangle Map was used in conjunction with the Orange County Soil Maps to outline drainage areas and soil categories in order to determine runoff curve numbers, times of concentration, and travel times. TR-55 worksheets for calculations of runoff curve numbers and times of concentration and travel times are listed in the appendix A. The Soil Conservation Service TR-55 methodology considers rainfall events with 24 hour durations. The total rainfall amounts follow a synthetic distribution based on National Weather Service duration frequency data. The analysis presented herein is based on a Type III storm representing the distribution of rainfall caused by tropical storms in the Atlantic Coastal Region. The 24 hour rainfall amounts for the designed storm used for this analysis were obtained from the maps provided in the Appendices of the TR-55 manual. For 25 year frequency rainfall, a rainfall amount of 6.0 inches was used. Tabular Hydrograph method of TR-55 was used to model the watershed for existing and proposed conditions to compute the peak discharges for the drainage basin at the point of study. The discharges for all sub-areas at the point of study can be found in the watershed model results included in Appendix A. The results of the study are summarized as shown in the following:

<u>Storm Frequency</u>	<u>Condition</u>	<u>Peak Storm Water Discharges</u>
25 yrs.	Existing	140 CFS
	Proposed	138 CFS

Time of concentration is the time it takes for a droplet of water to travel from the furthest point in the watershed to the point of study.

Results of the hydrologic analysis show that the peak discharge after development will actually slightly decrease. This is due to the fact that the proposed development on the project site will shorten its time of concentration and therefore cause the time of peak flow for the project site to occur sooner than it would have under the pre-developed conditions. When the peak discharge of the watershed has gone through the point of study, the peak discharge of the site has already gone through and dissipated. Development of the site will, of course, increase drainage flows to the point of study;

however, the drainage flows will only be increased locally on the site. Based on our analysis, at the point of study there are actually three (3) distinct times of peak flow. Two (2) of these times are the pre and post-development peak flow times of the project site to the point of study. The third is the peak flow time for the entire watershed to the point of study. Before development a peak flow for the project site is achieved at 12.5 hours consisting of a flow of 94 CFS. The after development peak flow for the project site is experienced at 12.3 hours and consists of a flow of 101 CFS. This is an increase of flow on site of 7 CFS or 7% at the point of study. Before and after development times of peak flow for the entire watershed remain the same at 13.4 hours; however, peak flows are reduced from 140 CFS to 138 CFS due to the change in peak flow time of the project site. It is our opinion that a detention basin of any kind would not be warranted in this instance. A detention pond would only slow down the flow from the project site and cause a peak discharge of the project site to occur at a later time. Bringing the peak flow from the project site through later would only increase the composite peak flow when the peak discharge of the larger watershed would come through, thus, impacting the drainage to the downstream property owners more than the impact would be if no drainage pond or retention basin were used at all.

(4) Hydrologic Summary

The discussions provided above demonstrate that the increase of the peak storm water discharge through the point of study by the proposed development is negligible and that any kind of on-site detention or retention pond would not be necessary to retain storm water drainage.

PART B

DRAINAGE RELATED TO CULVERT UNDER BULL ROAD

A portion of the storm water drainage discussed in the previous section of this report drains onto the property through the 15" CMP culvert under Bull Road near the upper south property line of the project site. The tributary area to this culvert is 9+ acres. The storm water from this culvert then drains through a natural drainage ditch. This storm water is currently causing adverse conditions on downstream properties saturating and flooding lower portions of the rear yards.

In an attempt to alleviate these drainage problems, we propose to pick up storm water drainage from the existing 15" culvert under Bull Road and pipe it along the upper south property line of the project site; approximately 623 ft, and discharge the storm water beyond the problem areas into a natural water course. In addition, a drainage swale will also be created in order to divert sheet drainage from the project site away from downstream property owners. The drainage swale will also act to divert drainage away from downstream property owners in the advent that the proposed piping system should ever back up. Storm water could then drain over Bull Road and into the drainage swale, draining past the downstream property owners into a natural water course.

sheafel

APPENDIX A

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : SHEAFE DRAINAGE ANALYSIS

User: NP

Date: 02-22-90

County : ORANGE

State: NY

Checked: _____

Date: _____

Subtitle: PRESENT WATERSHED AND SITE

Subarea : I

COVER DESCRIPTION	A	Hydrologic Soil Group			D
		B	C	Percent (CN)	
OTHER AGRICULTURAL LANDS					
Woods	good	-	-	95(70)	5(77)

Total Area (by Hydrologic Soil Group)

95 5
====

SUBAREA: I TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER:70

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : SHEAFE DRAINAGE ANALYSIS

User: NP

Date: 02-22-90

County : ORANGE

State: NY

Checked: _____

Date: _____

Subtitle: PRESENT WATERSHED AND SITE

Subarea : II

COVER DESCRIPTION	A	Hydrologic Soil Group			D
		B	C	Percent (CN)	
OTHER AGRICULTURAL LANDS					
Brush - brush, weed, grass mix poor	-	-	51(77)		9(83)
fair	-	-	34(70)		6(77)

Total Area (by Hydrologic Soil Group)

85

15

=====

=====

SUBAREA: II

TOTAL DRAINAGE AREA: 100 Percent

WEIGHTED CURVE NUMBER: 75

Project : SHEAFE DRAINAGE ANALYSIS
 County : ORANGE State: NY
 Subtitle: PRESENT WATERSHED AND SITE

User: NP

Date: 02-22-90

Checked: _____

Date: _____

```

----- Subarea #1 - I -----
Flow Type   2 year   Length   Slope   Surface   n   Area   Wp   Velocity   Time
            rain      (ft)    (ft/ft)  code      (sq/ft) (ft) (ft/sec) (hr)
-----
Sheet        3.5      300      .05      H                      0.571
Shallow Concent'd 2500      .03      U                      0.248
Shallow Concent'd 2600      .005     U                      0.633
Open Channel  400      .04                      .04 2.25  4.5 0.024

```

Time of Concentration = 1.48*

=====

```

Shallow Concent'd 440      .03      U                      0.044
Open Channel  400      .04                      .04 2.25  4.5 0.024

```

Travel Time = 0.07*

=====

```

----- Subarea #2 - II -----
Flow Type   2 year   Length   Slope   Surface   n   Area   Wp   Velocity   Time
            rain      (ft)    (ft/ft)  code      (sq/ft) (ft) (ft/sec) (hr)
-----
Sheet        3.5      200      .06      F                      0.255
Shallow Concent'd 700      .04      U                      0.060
Shallow Concent'd 400      .07      U                      0.026
Open Channel  230      .04                      .04 2.25  4.5 0.014

```

Time of Concentration = 0.36*

=====

--- Sheet Flow Surface Codes ---

A Smooth Surface

F Grass, Dense

--- Shallow Concentrated ---

B Fallow (No Res.)

G Grass, Bermuda

--- Surface Codes ---

C Cultivated < 20 % Res.

H Woods, Light

P Paved

D Cultivated > 20 % Res.

I Woods, Dense

U Unpaved

E Grass-Range, Short

* - Generated for use by TABULAR method

TR-55 TABULAR DISCHARGE METHOD

VERSION 1.11

Project : SHEAFE DRAINAGE ANALYSIS
 County : ORANGE State: NY
 Subtitle: PRESENT WATERSHED AND SITE

User: NP Date: 02-22-90
 Checked: _____ Date: _____

Total watershed area: 0.240 sq mi Rainfall type: III Frequency: 25 years
 ----- Subareas -----

	I	II
Area(sq mi)	0.20	0.04
Rainfall(in)	6.0	6.0
Curve number	70*	75*
Runoff(in)	2.81	3.28
Tc (hrs)	1.48*	0.36*
(Used)	1.50	0.40
TimeToOutlet	0.00	0.00
Ia/P	0.14	0.11

Time (hr)	Total Flow	Subarea Contribution to Total Flow (cfs)	
		I	II
11.0	8	5	3
11.3	11	7	4
11.6	13	8	5
11.9	19	11	8
12.0	23	12	11
12.1	31	14	17
12.2	42	17	25
12.3	60	20	40
12.4	81	26	55
12.5	94	36	58P
12.6	101	47	54
12.7	106	61	45
12.8	113	77	36
13.0	127	106	21
13.2	137	123	14
13.4	140P	129P	11
13.6	126	117	9
13.8	110	102	8
14.0	93	85	8
14.3	73	66	7
14.6	59	53	6
15.0	47	41	6
15.5	38	33	5
16.0	30	26	4
16.5	25	22	3
17.0	22	19	3

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : SHEAFE DRAINAGE ANALYSIS

User: NP

Date: 02-22-90

County : ORANGE

State: NY

Checked: _____

Date: _____

Subtitle: AFTER DEVELOPMENT WATERSHED AND SITE

Subarea : I

COVER DESCRIPTION	A	Hydrologic Soil Group		
		B	C	D
Percent (CN)				
OTHER AGRICULTURAL LANDS				
Woods	good	-	-	95(70) 5(77)

Total Area (by Hydrologic Soil Group)

95	5
====	====

SUBAREA: I	TOTAL DRAINAGE AREA: 100 Percent	WEIGHTED CURVE NUMBER: 70
------------	----------------------------------	---------------------------

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : SHEAFE DRAINAGE ANALYSIS

User: NP

Date: 02-22-90

County : ORANGE

State: NY

Checked: _____

Date: _____

Subtitle: AFTER DEVELOPMENT WATERSHED AND SITE

Subarea : II

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Percent (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns, parks etc.)				
Good condition; grass cover > 75%	-	-	30(74)	5(80)
Impervious Areas				
Paved parking lots, roofs, driveways	-	-	3(98)	1(98)
Streets and roads				
Paved; curbs and storm sewers	-	-	7(98)	1(98)
OTHER AGRICULTURAL LANDS				
Brush - brush, weed, grass mix	-	-	27(77)	5(83)
poor	-	-	18(70)	3(77)
fair	-	-		
Total Area (by Hydrologic Soil Group)			85	15
			====	====

SUBAREA: II

TOTAL DRAINAGE AREA: 100 Percent

WEIGHTED CURVE NUMBER: 78

Project : SHEAFE DRAINAGE ANALYSIS

User: NP

Date: 02-22-90

County : ORANGE

State: NY

Checked: _____

Date: _____

Subtitle: AFTER DEVELOPMENT WATERSHED AND SITE

```

----- Subarea #1 - I -----
Flow Type   2 year   Length   Slope   Surface   n   Area   Wp   Velocity   Time
            rain      (ft)    (ft/ft)  code      (sq/ft) (ft) (ft/sec) (hr)
-----
Sheet        3.5      300      .05      H                      0.571
Shallow Concent'd 2500      .03      U                      0.248
Shallow Concent'd 2600      .005     U                      0.633
Open Channel   400      .04      .04 2.25   4.5          0.024
                                     Time of Concentration = 1.48*
                                     =====

```

```

Shallow Concent'd 440      .03      U                      0.044
Open Channel   400      .04      .04 2.25   4.5          0.024
                                     Travel Time = 0.07*
                                     =====

```

```

----- Subarea #2 - II -----
Flow Type   2 year   Length   Slope   Surface   n   Area   Wp   Velocity   Time
            rain      (ft)    (ft/ft)  code      (sq/ft) (ft) (ft/sec) (hr)
-----
Sheet        3.5      200      .06      E                      0.166
Shallow Concent'd 140      .06      U                      0.010
Shallow Concent'd 50       .08      P                      0.002
Open Channel   750      .05      .01 47.07   9.42         0.011
Open Channel   540      .04      .04 2.25   4.5          0.032
                                     Time of Concentration = 0.22*
                                     =====

```

--- Sheet Flow Surface Codes ---

A Smooth Surface

F Grass, Dense

--- Shallow Concentrated ---

B Fallow (No Res.)

G Grass, Bermuda

--- Surface Codes ---

C Cultivated < 20 % Res.

H Woods, Light

P Paved

D Cultivated > 20 % Res.

I Woods, Dense

U Unpaved

E Grass-Range, Short

* - Generated for use by TABULAR method

Project : SHEAFE DRAINAGE ANALYSIS

User: NP

Date: 02-22-90

County : ORANGE

State: NY

Checked: _____

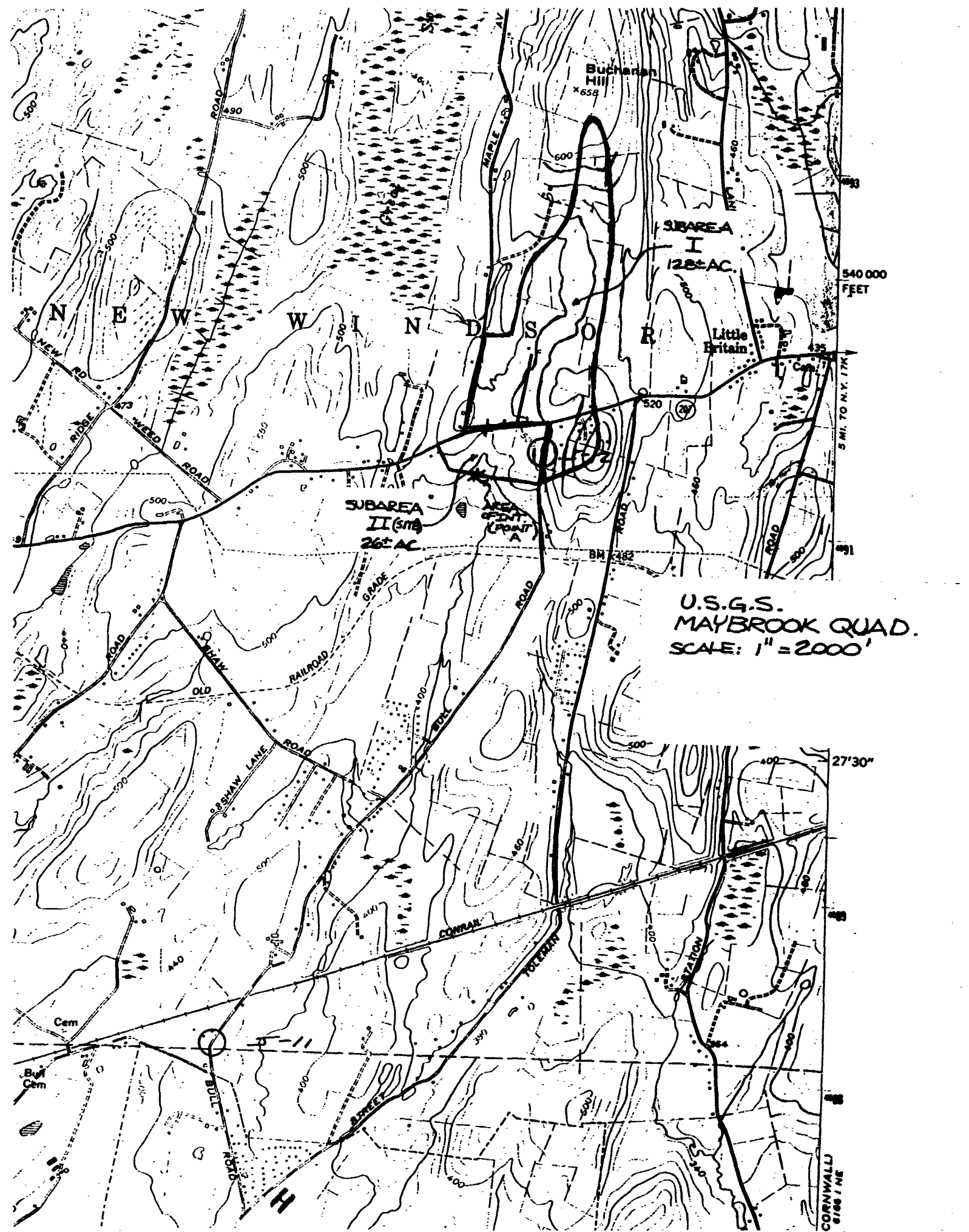
Date: _____

Subtitle: AFTER DEVELOPMENT WATERSHED AND SITE

Total watershed area: 0.240 sq mi Rainfall type: III Frequency: 25 years

	Subareas	
	I	II
Area(sq mi)	0.20	0.04
Rainfall(in)	6.0	6.0
Curve number	70*	78*
Runoff(in)	2.81	3.58
Tc (hrs)	1.48*	0.22*
(Used)	1.50	0.20
TimeToOutlet	0.00	0.00
Ia/P	0.14	0.09
(Used)	0.14	0.10

Time (hr)	Total Flow	Subarea Contribution to Total Flow (cfs)	
		I	II
11.0	9	5	4
11.3	12	7	5
11.6	15	8	7
11.9	28	11	17
12.0	37	12	25
12.1	51	14	37
12.2	81	17	64
12.3	101	20	81P
12.4	95	26	69
12.5	87	36	51
12.6	86	47	39
12.7	89	61	28
12.8	97	77	20
13.0	119	106	13
13.2	134	123	11
13.4	138P	129P	9
13.6	126	117	9
13.8	110	102	8
14.0	92	85	7
14.3	73	66	7
14.6	59	53	6
15.0	46	41	5
15.5	38	33	5
16.0	30	26	4



LANC & TULLY, P.C.
P.O. Box 687 Goshen, NY 10924
(914) 294-3700
P.O. Box 373 LaGrangeville, NY 12540
(914) 473-3730

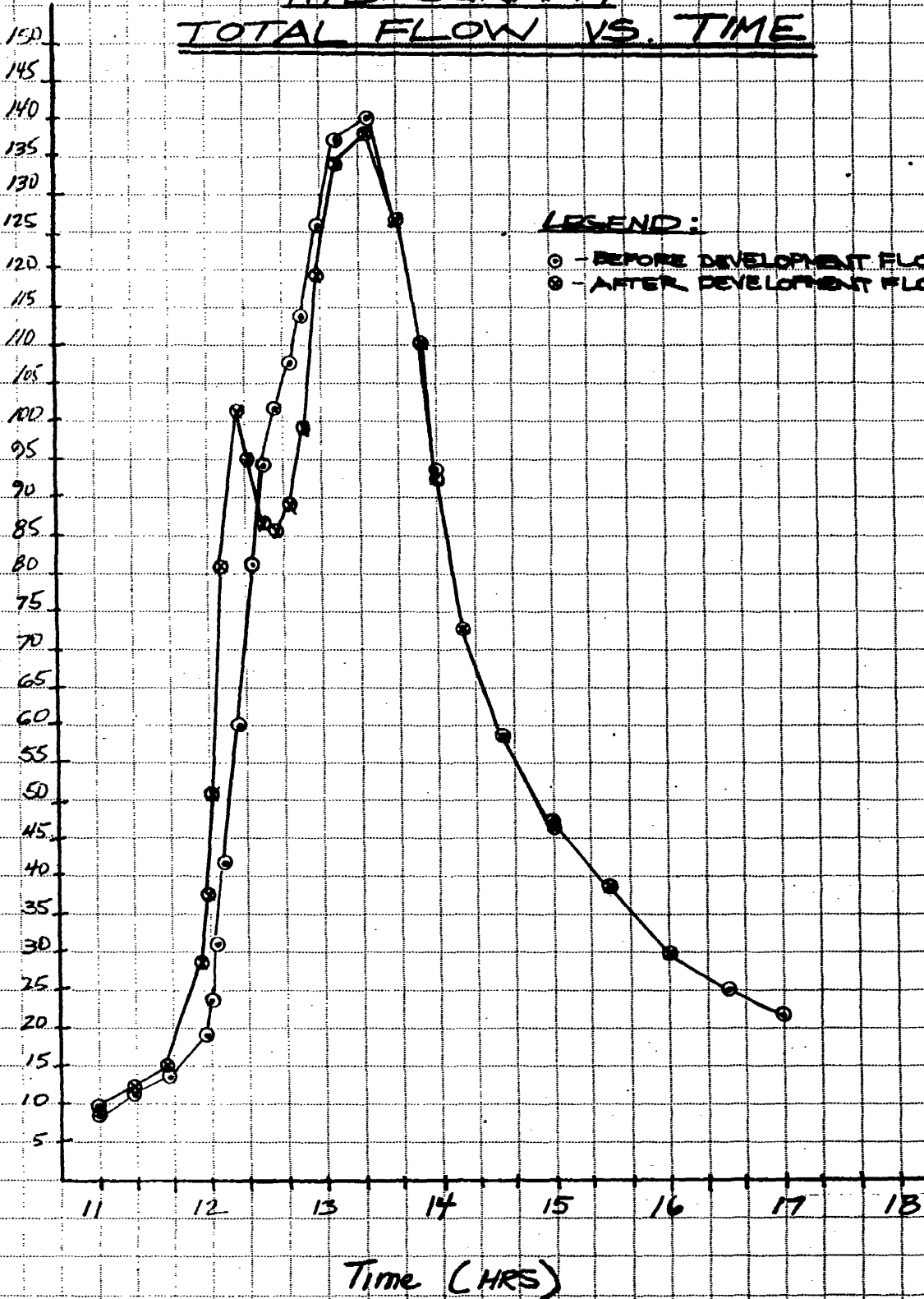
JOB SHEAFE - DRAINAGE
STUDY
SHEET NO. _____ OF _____
CALCULATED BY N.P. DATE 2/22/90
CHECKED BY _____ DATE _____
SCALE AS SHOWN

HYDROGRAPH TOTAL FLOW VS. TIME

LEGEND:

- - BEFORE DEVELOPMENT FLOWS
- - AFTER DEVELOPMENT FLOWS

Q (CFS)



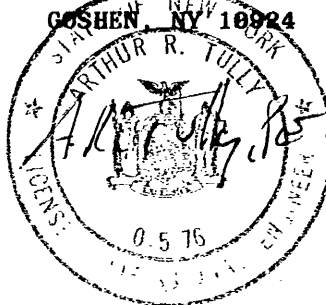
SITE DRAINAGE STUDY REPORT

SHEAFE SUBDIVISION

**TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

PREPARED BY:

**LANC & TULLY, P.C.
ROUTE 207
PROFESSIONAL OFFICE
GOSHEN, NY 10924**



APRIL 25, 1990

PART A

(1) Objective

This hydrologic study investigates the potential impact of the proposed Sheafe Subdivision on peak stormwater runoff of the watershed for the 25 year storm frequency. The hydrologic model of drainage basins for this property has been developed utilizing procedures outlined in the Soil Conservation Service Technical Release TR-55, "Urban Hydrology for Small Water Sheds", June 86. The main objective of the study is to investigate the impact on downstream properties due to the proposed subdivision.

(2) Site Description

The proposed Sheafe Subdivision will occupy a currently vacant 26+ acre parcel of land located in the Town of New Windsor, Orange County New York. The project site lies on the southwesterly side of the intersection of New York State Route 207 and Bull Road and is bounded on the southerly side by the lands of Jones and lands of Nadas. The subject site has ground cover that is mostly brush and tall grass. It has low areas that are wet and has some well defined but shallow streams flowing across the parcel in the southerly direction. The streams drain through the stone wall on the south property line of the site. This water then disperses through the lands of Nadas, which is a low marsh-like area; then draining into a pond on the land of Jones, which overflows and drains into another marsh-like area. The pond and the latter marsh-like area are contained within New York State Department of Environmental Conservation Classified Fresh Water Wetlands (MR-25).

(3) Hydrology

The proposed Sheafe Subdivision is located in the lower portion of 154+ acres watershed. This watershed drains into the lands of Nadas and lands of Jones and then into the New York State Department of Environmental Conservation Classified Fresh Water Wetlands. The study point of this analysis will be at the south property line, where two small streams drain into. The following analysis examines the hydrological features of the site and how they relate to the overall watershed for existing and proposed conditions. In order to accurately model the flows within a drainage basin the contributing watershed tributary has been divided into two sub-areas or sub-basins as follows:

1. Sub-area I - 128+ acres consists of the north side of Rt. 207 and a portion of the east side of Bull Road. The longest drainage path drains through the 24" CMP culvert under Rt. 207 and onto the proposed site.

2. Sub-area II - 26+ acres which is the project site. Runoff from this sub-area combines with the runoff from Sub-area I to form the composite peak discharge to the study point at the south property line of the project site.

Delineation of these sub-areas is shown on the attached drainage area map.

Hydrologic analysis has been done for the existing site condition or pre-development and the proposed site condition or post-development. The post-development hydrologic analysis has been done assuming that the flow for sub-area I remains the same as the flow level of the pre-development condition. Runoff curve numbers and time of concentration were determined by the procedures outlined in TR-55. The Maybrook, New York USGS Quadrangle Map was used in conjunction with the Orange County Soil Maps to outline drainage areas and soil categories in order to determine runoff curve numbers, times of concentration, and travel times. TR-55 worksheets for calculations of runoff curve numbers and times of concentration and travel times are listed in the appendix A. The Soil Conservation Service TR-55 methodology considers rainfall events with 24 hour durations. The total rainfall amounts follow a synthetic distribution based on National Weather Service duration frequency data. The analysis presented herein is based on a Type III storm representing the distribution of rainfall caused by tropical storms in the Atlantic Coastal Region. The 24 hour rainfall amounts for the designed storm used for this analysis were obtained from the maps provided in the Appendices of the TR-55 manual. For 25 year frequency rainfall, a rainfall amount of 6.0 inches was used. Tabular Hydrograph method of TR-55 was used to model the watershed for existing and proposed conditions to compute the peak discharges for the drainage basin at the point of study. The discharges for all sub-areas at the point of study can be found in the watershed model results included in Appendix A. The results of the study are summarized as shown in the following:

<u>Storm Frequency</u>	<u>Condition</u>	<u>Peak Storm Water Discharges</u>
25 yrs.	Existing	140 CFS
	Proposed	138 CFS

Time of concentration is the time it takes for a droplet of water to travel from the furthest point in the watershed to the point of study.

Results of the hydrologic analysis show that the peak discharge after development will actually slightly decrease. This is due to the fact that the proposed development on the project site will shorten its time of concentration and therefore cause the time of peak flow for the project site to occur sooner than it would have under the pre-developed conditions. When the peak discharge of the watershed has gone through the point of study, the peak discharge of the site has already gone through and dissipated. Development of the site will, of course, increase drainage flows to the point of study;

however, the drainage flows will only be increased locally on the site. Based on our analysis, at the point of study there are actually three (3) distinct times of peak flow. Two (2) of these times are the pre and post-development peak flow times of the project site to the point of study. The third is the peak flow time for the entire watershed to the point of study. Before development a peak flow for the project site is achieved at 12.5 hours consisting of a flow of 94 CFS. The after development peak flow for the project site is experienced at 12.3 hours and consists of a flow of 101 CFS. This is an increase of flow on site of 7 CFS or 7% at the point of study. Before and after development times of peak flow for the entire watershed remain the same at 13.4 hours; however, peak flows are reduced from 140 CFS to 138 CFS due to the change in peak flow time of the project site. It is our opinion that a detention basin of any kind would not be warranted in this instance. A detention pond would only slow down the flow from the project site and cause a peak discharge of the project site to occur at a later time. Bringing the peak flow from the project site through later would only increase the composite peak flow when the peak discharge of the larger watershed would come through, thus, impacting the drainage to the downstream property owners more than the impact would be if no drainage pond or retention basin were used at all.

(4) Hydrologic Summary

The discussions provided above demonstrate that the increase of the peak storm water discharge through the point of study by the proposed development is negligible and that any kind of on-site detention or retention pond would not be necessary to retain storm water drainage.

PART B

DRAINAGE RELATED TO CULVERT UNDER BULL ROAD

A portion of the storm water drainage discussed in the previous section of this report drains onto the property through the 15" CMP culvert under Bull Road near the upper south property line of the project site. The tributary area to this culvert is 9+ acres. The storm water from this culvert then drains through a natural drainage ditch. This storm water is currently causing adverse conditions on downstream properties saturating and flooding lower portions of the rear yards.

In an attempt to alleviate these drainage problems, we propose to pick up storm water drainage from the existing 15" culvert under Bull Road and pipe it along the upper south property line of the project site; approximately 623 ft, and discharge the storm water beyond the problem areas into a natural water course. In addition, a drainage swale will also be created in order to divert sheet drainage from the project site away from downstream property owners. The drainage swale will also act to divert drainage away from downstream property owners in the advent that the proposed piping system should ever back up. Storm water could then drain over Bull Road and into the drainage swale, draining past the downstream property owners into a natural water course.

sheafel

APPENDIX A

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : SHEAFE DRAINAGE ANALYSIS
 County : ORANGE State: NY
 Subtitle: PRESENT WATERSHED AND SITE
 Subarea : I

User: NP
 Checked: _____

Date: 02-22-90
 Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Percent (CN)			
OTHER AGRICULTURAL LANDS				
Woods good	-	-	95(70)	5(77)

Total Area (by Hydrologic Soil Group)	95	5
	=====	=====

SUBAREA: I TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 70

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : SHEAFE DRAINAGE ANALYSIS
 County : ORANGE State: NY
 Subtitle: PRESENT WATERSHED AND SITE
 Subarea : II

User: NP
 Checked: _____

Date: 02-22-90
 Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Percent (CN)			
OTHER AGRICULTURAL LANDS				
Brush - brush, weed, grass mix	poor	-	-	51(77) 9(83)
	fair	-	-	34(70) 6(77)
Total Area (by Hydrologic Soil Group)		85	15	
		====	====	

SUBAREA: II TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 75

Project : SHEAFE DRAINAGE ANALYSIS
 County : ORANGE State: NY
 Subtitle: PRESENT WATERSHED AND SITE

User: NP
 Checked: _____

Date: 02-22-90
 Date: _____

----- Subarea #1 - I -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.5	300	.05	H					0.571
Shallow Concent'd		2500	.03	U					0.248
Shallow Concent'd		2600	.005	U					0.633
Open Channel		400	.04		.04	2.25	4.5		0.024
									Time of Concentration = 1.48*
									=====

Shallow Concent'd		440	.03	U					0.044
Open Channel		400	.04		.04	2.25	4.5		0.024
									Travel Time = 0.07*
									=====

----- Subarea #2 - II -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3.5	200	.06	F					0.255
Shallow Concent'd		700	.04	U					0.060
Shallow Concent'd		400	.07	U					0.026
Open Channel		230	.04		.04	2.25	4.5		0.014
									Time of Concentration = 0.36*
									=====

--- Sheet Flow Surface Codes ---

A Smooth Surface
 B Fallow (No Res.)
 C Cultivated < 20 % Res.
 D Cultivated > 20 % Res.
 E Grass-Range, Short

F Grass, Dense
 G Grass, Bermuda
 H Woods, Light
 I Woods, Dense

--- Shallow Concentrated ---
 --- Surface Codes ---
 P Paved
 U Unpaved

* - Generated for use by TABULAR method

TR-55 TABULAR DISCHARGE METHOD

VERSION 1.11

Project : SHEAFE DRAINAGE ANALYSIS
 County : ORANGE State: NY
 Subtitle: PRESENT WATERSHED AND SITE

User: NP
 Checked: _____

Date: 02-22-90
 Date: _____

Total watershed area: 0.240 sq mi Rainfall type: III Frequency: 25 years

----- Subareas -----

	I	II
Area(sq mi)	0.20	0.04
Rainfall(in)	6.0	6.0
Curve number	70*	75*
Runoff(in)	2.81	3.28
Tc (hrs)	1.48*	0.36*
(Used)	1.50	0.40
TimeToOutlet	0.00	0.00
Ia/P	0.14	0.11

Time Total ----- Subarea Contribution to Total Flow (cfs) -----
 (hr) Flow I II

11.0	8	5	3
11.3	11	7	4
11.6	13	8	5
11.9	19	11	8
12.0	23	12	11
12.1	31	14	17
12.2	42	17	25
12.3	60	20	40
12.4	81	26	55
12.5	94	36	58P
12.6	101	47	54
12.7	106	61	45
12.8	113	77	36
13.0	127	106	21
13.2	137	123	14
13.4	140P	129P	11
13.6	126	117	9
13.8	110	102	8
14.0	93	85	8
14.3	73	66	7
14.6	59	53	6
15.0	47	41	6
15.5	38	33	5
16.0	30	26	4
16.5	25	22	3
17.0	22	19	3

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : SHEAFE DRAINAGE ANALYSIS

User: NP

Date: 02-22-90

County : ORANGE

State: NY

Checked: _____

Date: _____

Subtitle: AFTER DEVELOPMENT WATERSHED AND SITE

Subarea : I

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Percent (CN)			
OTHER AGRICULTURAL LANDS				
Woods	good	-	-	95(70) 5(77)
Total Area (by Hydrologic Soil Group)			95	5
			====	====

SUBAREA: I

TOTAL DRAINAGE AREA: 100 Percent

WEIGHTED CURVE NUMBER: 70

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : SHEAFE DRAINAGE ANALYSIS

User: NP

Date: 02-22-90

County : ORANGE

State: NY

Checked: _____

Date: _____

Subtitle: AFTER DEVELOPMENT WATERSHED AND SITE

Subarea : II

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
Percent (CN)				

FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns,parks etc.)				
Good condition; grass cover > 75%	-	-	30(74)	5(80)
Impervious Areas				
Paved parking lots, roofs, driveways	-	-	3(98)	1(98)
Streets and roads				
Paved; curbs and storm sewers	-	-	7(98)	1(98)
OTHER AGRICULTURAL LANDS				
Brush - brush, weed, grass mix				
poor	-	-	27(77)	5(83)
fair	-	-	18(70)	3(77)
Total Area (by Hydrologic Soil Group)			85	15
			=====	=====

SUBAREA: II TOTAL DRAINAGE AREA: 100 Percent WEIGHTED CURVE NUMBER: 78

Project : SHEAFE DRAINAGE ANALYSIS

User: NP

Date: 02-22-90

County : ORANGE

State: NY

Checked: _____

Date: _____

Subtitle: AFTER DEVELOPMENT WATERSHED AND SITE

```

----- Subarea #1 - I -----
Flow Type   2 year   Length   Slope   Surface   n   Area   Wp   Velocity   Time
            rain      (ft)    (ft/ft)  code      (sq/ft) (ft) (ft/sec) (hr)
-----
Sheet        3.5      300      .05      H                      0.571
Shallow Concent'd 2500      .03      U                      0.248
Shallow Concent'd 2600      .005     U                      0.633
Open Channel   400      .04                      .04 2.25  4.5 0.024
                                           Time of Concentration = 1.48*
                                           =====

```

```

Shallow Concent'd 440      .03      U                      0.044
Open Channel   400      .04                      .04 2.25  4.5 0.024
                                           Travel Time = 0.07*
                                           =====

```

```

----- Subarea #2 - II -----
Flow Type   2 year   Length   Slope   Surface   n   Area   Wp   Velocity   Time
            rain      (ft)    (ft/ft)  code      (sq/ft) (ft) (ft/sec) (hr)
-----
Sheet        3.5      200      .06      E                      0.166
Shallow Concent'd 140      .06      U                      0.010
Shallow Concent'd 50       .08      P                      0.002
Open Channel  750      .05                      .0147.07  9.42 0.011
Open Channel  540      .04                      .04 2.25  4.5 0.032
                                           Time of Concentration = 0.22*
                                           =====

```

--- Sheet Flow Surface Codes ---

A Smooth Surface

F Grass, Dense

--- Shallow Concentrated ---

B Fallow (No Res.)

G Grass, Bermuda

--- Surface Codes ---

C Cultivated < 20 % Res.

H Woods, Light

P Paved

D Cultivated > 20 % Res.

I Woods, Dense

U Unpaved

E Grass-Range, Short

* - Generated for use by TABULAR method

TR-55 TABULAR DISCHARGE METHOD

VERSION 1.11

Project : SHEAFE DRAINAGE ANALYSIS

User: NP

Date: 02-22-90

County : ORANGE

State: NY

Checked: _____

Date: _____

Subtitle: AFTER DEVELOPMENT WATERSHED AND SITE

Total watershed area: 0.240 sq mi Rainfall type: III Frequency: 25 years

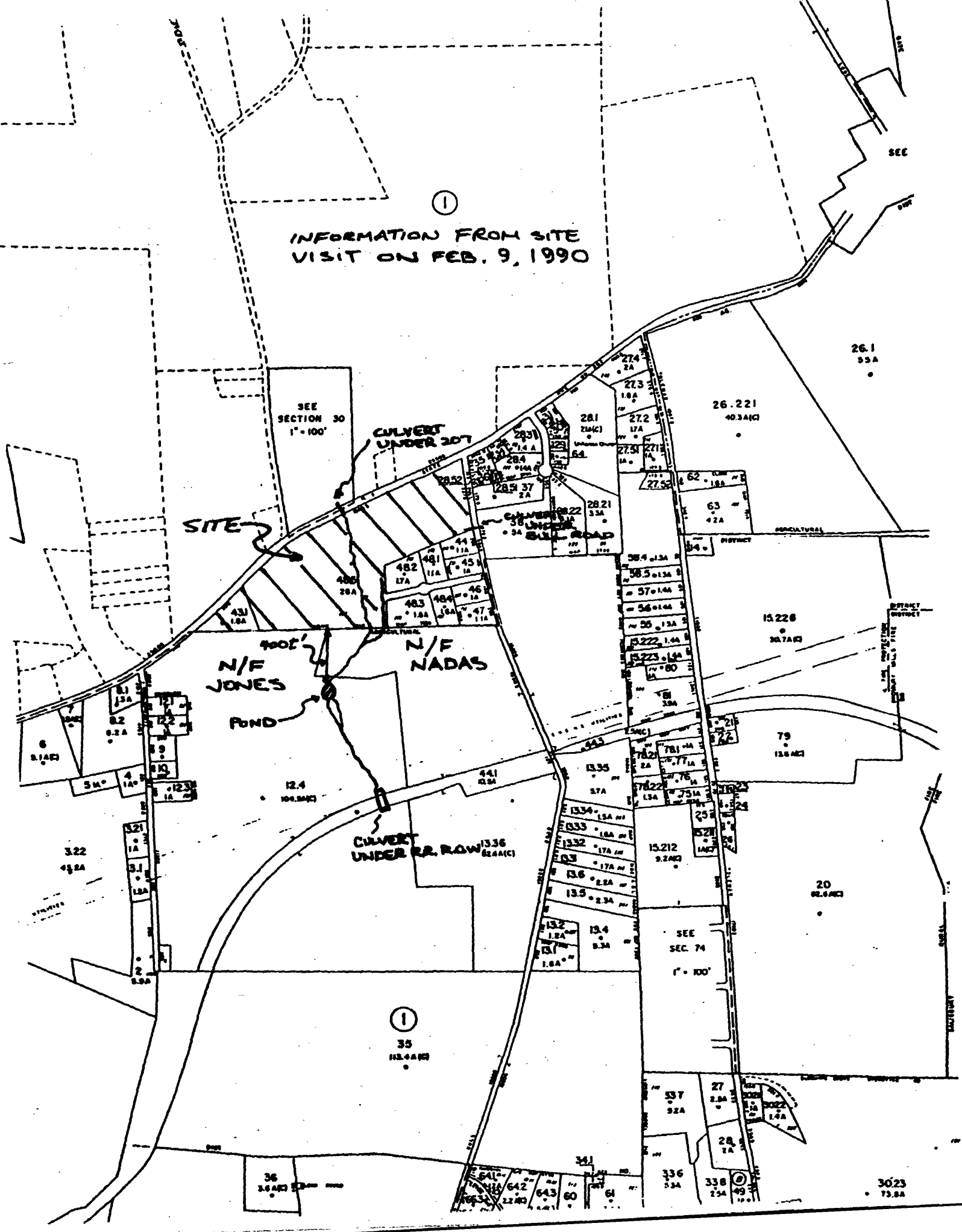
Subareas

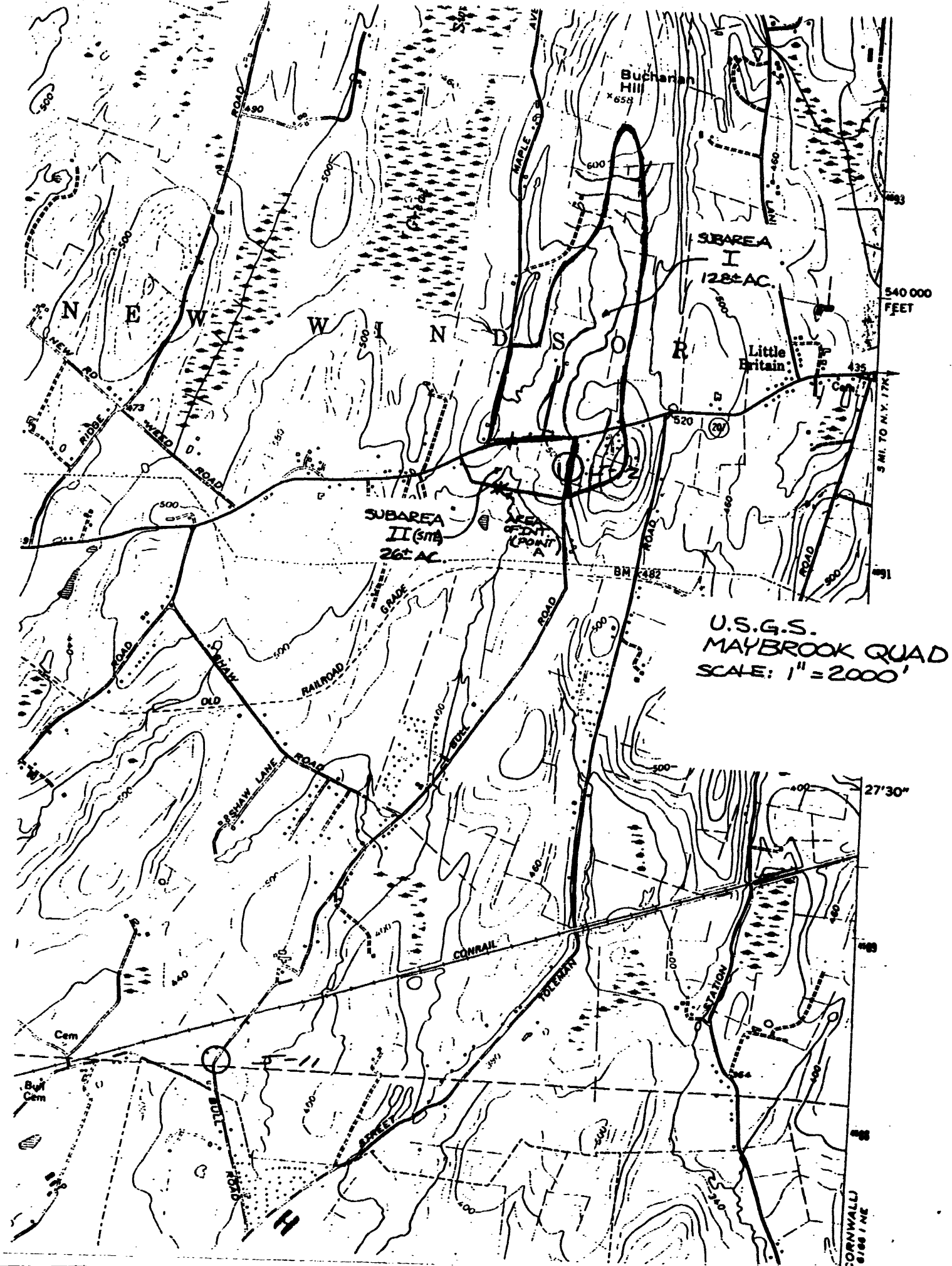
	I	II
Area(sq mi)	0.20	0.04
Rainfall(in)	6.0	6.0
Curve number	70*	78*
Runoff(in)	2.81	3.58
Tc (hrs)	1.48*	0.22*
(Used)	1.50	0.20
TimeToOutlet	0.00	0.00
Ia/P	0.14	0.09
(Used)	0.14	0.10

Time (hr)	Total Flow	Subarea Contribution to Total Flow (cfs)	
		I	II

11.0	9	5	4
11.3	12	7	5
11.6	15	8	7
11.9	28	11	17
12.0	37	12	25
12.1	51	14	37
12.2	81	17	64
12.3	101	20	81P
12.4	95	26	69
12.5	87	36	51
12.6	86	47	39
12.7	89	61	28
12.8	97	77	20
13.0	119	106	13
13.2	134	123	11
13.4	138P	129P	9
13.6	126	117	9
13.8	110	102	8
14.0	92	85	7
14.3	73	66	7
14.6	59	53	6
15.0	46	41	5
15.5	38	33	5
16.0	30	26	4

①
INFORMATION FROM SITE
VISIT ON FEB. 9, 1990

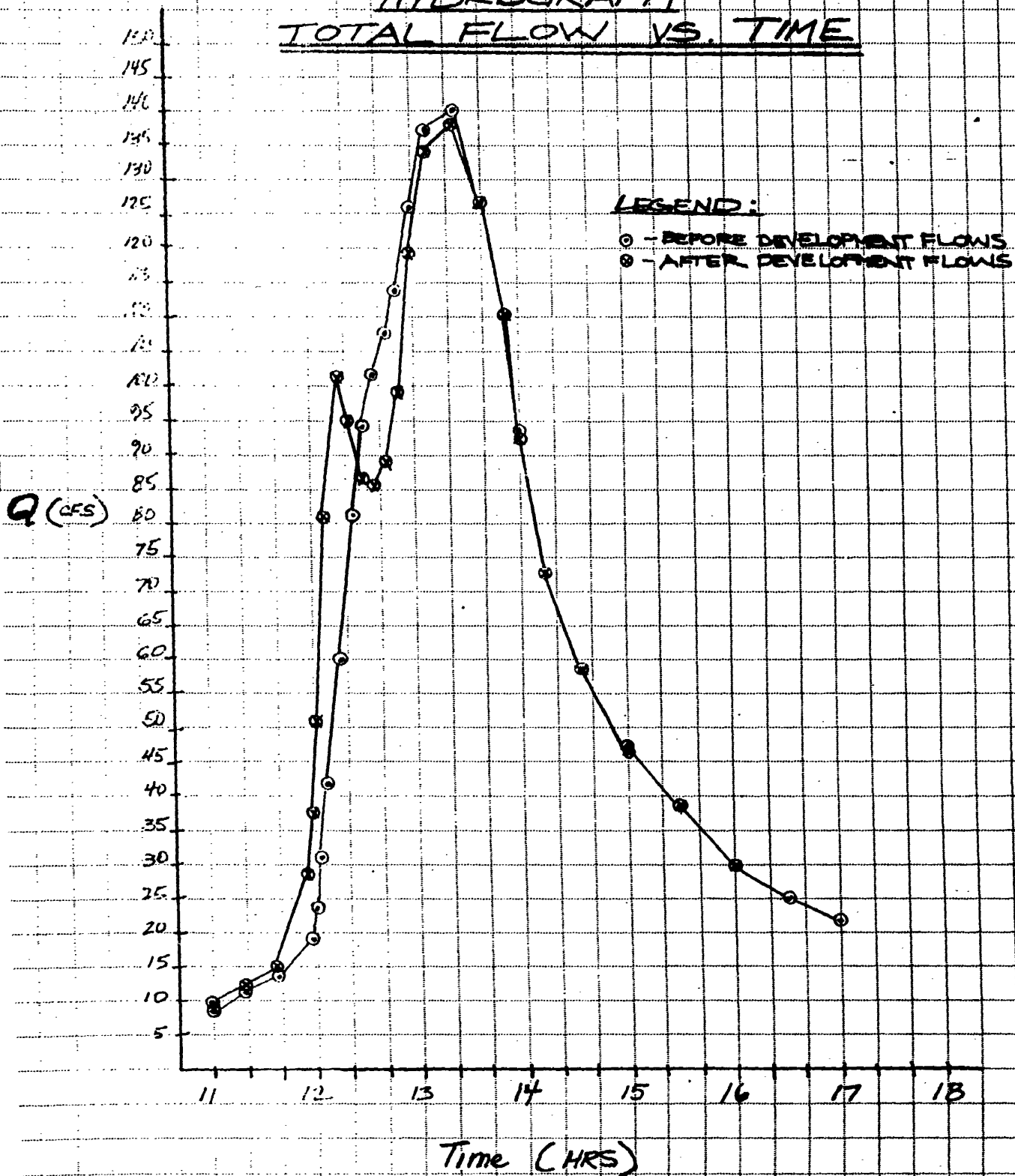




LANC & TULLY, P.C.
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P.O. Box 373 LaGrangeville, NY 12540
(914) 473-3730

JOB SHEAFE - DRAINAGE
STUDY
SHEET NO. _____ OF _____
CALCULATED BY N.P. DATE 2/22/90
CHECKED BY _____ DATE _____
SCALE AS SHOWN

HYDROGRAPH TOTAL FLOW VS. TIME



Appendix A

State Environmental Quality Review

FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

SHEAFE SUBDIVISION

Name of Action

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION SHEAFE SUBDIVISION		
LOCATION OF ACTION (Include Street Address, Municipality and County) N.Y.S. Route 207 and Bull Road		
NAME OF APPLICANT/SPONSOR Wayland and Joy Sheafe		BUSINESS TELEPHONE (914) 496-7755
ADDRESS Box 21, Route 207		
CITY/PO Rock Tavern	STATE NY	ZIP CODE 12575
NAME OF OWNER (If different)		BUSINESS TELEPHONE ()
ADDRESS		
CITY/PO	STATE	ZIP CODE
DESCRIPTION OF ACTION The applicants wish to subdivide their property into 17 single-family lots served by individual sewage disposal systems and wells. An internal road loop system is proposed.		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☒ Rural (non-farm)
 ☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 25.9± acres.

APPROXIMATE ACREAGE

Meadow or Brushland (Non-agricultural)

	PRESENTLY	AFTER COMPLETION
_____	<u>22.9±</u> acres	_____ acres

Forested

_____	<u>3.0±</u> acres	_____ acres
-------	-------------------	-------------

Agricultural (Includes orchards, cropland, pasture, etc.)

_____	_____ acres	_____ acres
-------	-------------	-------------

Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)

_____	_____ acres	_____ acres
-------	-------------	-------------

Water Surface Area

_____	_____ acres	_____ acres
-------	-------------	-------------

Unvegetated (Rock, earth or fill)

_____	_____ acres	_____ acres
-------	-------------	-------------

Roads, buildings and other paved surfaces

_____	_____ acres	<u>1.1±</u> acres
-------	-------------	-------------------

Other (Indicate type) subdivided lots

_____	_____ acres	<u>24.8±</u> acres
-------	-------------	--------------------

3. What is predominant soil type(s) on project site? AC, Ab, ErA, ErB, MdB & MdC

- a. Soil drainage: ☐ Well drained _____ % of site ☒ Moderately well drained 95 % of site
 ☒ Poorly drained 5 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock? 5ft. + (in feet)

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 95 % ☒ 10-15% 5 %
☐ 15% or greater _____ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? 4.5 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to N.Y.S.D.E.C.
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
15. Streams within or contiguous to project area: NONE
a. Name of Stream and name of River to which it is tributary N/A
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name NONE b. Size (In acres) N/A
17. Is the site served by existing public utilities? ☐ Yes ☒ No
a) If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☐ No
b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 25.9± acres.
- b. Project acreage to be developed: 25.9± acres initially; 25.9± acres ultimately.
- c. Project acreage to remain undeveloped 0.0 acres.
- d. Length of project, in miles: N/A (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed N/A %;
- f. Number of off-street parking spaces existing N/A; proposed N/A
- g. Maximum vehicular trips generated per hour 57 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>17</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> |
| Ultimately | <u>17</u> | <u>0.0</u> | <u>0.0</u> | <u>0.0</u> |
- i. Dimensions (in feet) of largest proposed structure 35 height; 30 width; 55 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? N/A ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? N/A tons/cubic yards
3. Will disturbed areas be reclaimed? ☐ Yes ☐ No ☒ N/A
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? ☐ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☐ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 25.9± acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 24 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 40; after project is complete NONE
10. Number of jobs eliminated by this project NONE
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☒ Yes ☐ No Type Sewage Disposal Systems
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 3.8± tons
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name Orange County Landfill; location New Hampton, NY
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) electricity, oil, gas
22. If water supply is from wells, indicate pumping capacity unknown gallons/minute.
23. Total anticipated water usage per day 6,8000 gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If Yes, explain _____

25. Approvals Required:

		Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Subdivision</u>	
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Sewage Disposal Systems & Wells</u>	
Other Local Agencies O.C. Planning	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>239, 1 & m. approval</u>	
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
State Agencies N.Y.S. DOT	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Highway Entrance Permit</u>	
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No

If Yes, indicate decision required:

- ☐ zoning amendment ☐ zoning variance ☐ special use permit ☒ subdivision ☐ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other _____

2. What is the zoning classification(s) of the site? R-1
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
25 lots
4. What is the proposed zoning of the site? N/A
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
N/A
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
Single Family
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No
9. If the proposed action is the subdivision of land, how many lots are proposed? 17
 a. What is the minimum lot size proposed? 44,200 sq. ft.
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No
 a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No
12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No
 a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Wayland & Joy Sheafe Date Nov. 9, 1989
 Signature Wayland & Joy Sheafe Title owner

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been reasonable? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily significant. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The Examples provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer Yes if there will be any impact.
- Maybe answers should be considered as Yes answers.
- If answering Yes to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the Yes box in column 3. A No response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

- Will the proposed action result in a physical change to the project site?
☒ NO ☐ YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

- Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☒ NO ☐ YES
 - Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

3. Will proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

Examples that would apply to column 2

4. Will proposed action affect any non-protected existing or new body of water? ☒ NO ☐ YES

Examples that would apply to column 2

5. Will Proposed Action affect surface or groundwater quality or quantity? ☒ NO ☐ YES

Examples that would apply to column 2

6. Will proposed action alter drainage flow or patterns, or surface water runoff? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

[illegible]

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: _____

IMPACT ON AIR

7. Will proposed action affect air quality? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
- Proposed action will allow an increase in the amount of land committed to industrial use.
- Proposed action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts: _____

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? ☒ NO ☐ YES

Examples that would apply to column 2

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
- Removal of any portion of a critical or significant wildlife habitat.
- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
- Other impacts: _____

9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Proposed Action affect agricultural land resources?
☒ NO ☐ YES

Examples that would apply to column 2

- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

- 9

IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems?

☒ NO ☐ YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

15. Will proposed action affect the community's sources of fuel or energy supply? ☒ NO ☐ YES

☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

NOISE AND ODOR IMPACTS

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒ NO ☐ YES

☒ NO ☐ YES

Examples that would apply to column 2

- **Blasting within 1,500 feet of a hospital, school or other sensitive facility.**
- **Odors will occur routinely (more than one hour per day).**
- **Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.**
- **Proposed Action will remove natural barriers that would act as a noise screen.**
- **Other impacts:** _____

IMPACT ON PUBLIC HEALTH

17. Will Proposed Action affect public health and safety?

☒ NO ☐ YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community?
☒ NO ☐ YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?
☒ NO ☐ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

19 January 1990

**SUBJECT: WAYLAND SHEAFE MAJOR SUBDIVISION
TOWN OF NEW WINDSOR, NEW YORK (P/B REF. NO. 89-13)**

To All Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an Application for subdivision approval of the Wayland Sheafe major subdivision project located at N.Y.S. Route 207 and Bull Road within the Town. The project involves the subdivision of an existing 25.9 +/- acre parcel into Seventeen (17) single-family residential lots. It is the opinion of the Town of New Windsor Planning Board that the action is an unlisted action under SEQRA.

This letter is written as a request for Lead Agency coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA Review Process, sent to the Town of New Windsor Planning Board, 555 Union Avenue, New Windsor, New York 12550, Attention: Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved Agency desire the Lead Agency position, it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position.

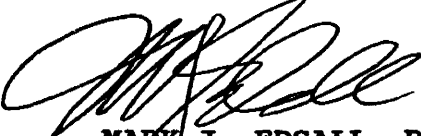
All Involved Agencies
Page 2,
19 January 1990

Attached hereto is a copy of the Preliminary Subdivision Plan, with location plan, for your reference. A copy of the full Environmental Assessment Form submitted for the project is also included.

Your attention in this matter would be most appreciated. Should you have any questions concerning this project, please do not hesitate to contact the undersigned at (914) 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



MARK J. EDSALL, P.E.
PLANNING BOARD ENGINEER

Enclosure

cc: NYS Department of Environmental Conservation, New Paltz
NYS Department of Environmental Conservation, Albany
New York State Parks, Recreation and Historic Preservation
NYS Department of Transportation, Poughkeepsie
Orange County Department of Health
Town of New Windsor Supervisor (w/o-encl)
Town of New Windsor Town Clerk
Orange County Department of Planning
State Clearing House Administrator
NY District Office, US Army Corp. of Engineers
Applicant (w/o encl)
Planning Board Chairman ✓
Planning Board Engineer (w/o encl)
Planning Board Attorney (w/o encl)

A:SEQRA.mk

ANDREW S. KRIEGER
ATTORNEY AT LAW
219 QUASSAICK AVENUE
SQUIRE SHOPPING CENTER, SUITE 3
NEW WINDSOR, NEW YORK 12553
(914) 562-2333

M E M O R A N D U M

TO: Myra L. Mason
FROM: Andrew S. Krieger
RE: Sheafe, Subdivision
Date: June 4, 1991

Pursuant to our recent telephone conversation, I enclose herewith a copy of a proposed deed from Wayland H. Sheafe and Joy C. Sheafe to the Town of New Windsor. This is the only deed which is in my file.

Since the Town Attorney has been handling this matter, I assume that there has now been compliance with the requests contained in the two letters dated Feb. 5, 1991 from Richard D. McGoey, P.E. to the Town of New Windsor and with the memorandum of Mark J. Edsall, P.E. dated April 10, 1991, all of which should be in your file.

With that assumption, I see no reason why this sub-division could not be approved.

Very truly yours,

ANDREW S. KRIEGER

ASK:mmt
Encl.

351

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. _____

SECTION

BLOCK

LOT

COUNTY OR TOWN

TO

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

SECURITY TITLE AND GUARANTY COMPANY

CHARTERED 1928



IN NEW YORK

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, Orange County, New York, and more particularly described on SCHEDULE "A" attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

WAYLAND H. SHEAFE

JOY C. SHEAFE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/30/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 89-13

NAME: SCHEAFE SUBDIVISION

APPLICANT: SHEAFE, WAYLAND

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/03/89	SUBDIVISION ESCROW	PAID		1550.00	
05/29/91	P.B. ENGINEER FEE	CHG	1738.40		
05/30/91	CHECK #1232	PAID		188.40	
		TOTAL:	1738.40	1738.40	0.00

Gave to Larry R. 5/30/91 @ CK. #1232 \$188.40

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/03/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 89-13

NAME: SCHEAFE SUBDIVISION

APPLICANT: SHEAFE, WAYLAND

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/31/91	PLANS STAMPED APPROVED	PICKED UP 6/3/91
05/30/91	ALL CONDITIONS MET	PLANS READY TO STAMP
02/13/91	P.B. APPEARANCE	APPROVED SUB. TO
04/11/90	P.B. APPEARANCE	COND. PRELIM. APPR.
04/11/90	P.B. APPEARANCE	NEG. DEC.
03/14/90	PUBLIC HEARING CONTINUED	CLOSE P.H. - RETURN
02/14/90	PUBLIC HEARING	TO BE CONTINUED
10/25/89	P.B. APPEARANCE	RETURN TO WORKSHOP
04/26/89	P.B. APPEARANCE	TO RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/13/91

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 89-13

NAME: SCHEAFE SUBDIVISION

APPLICANT: SHEAFE, WAYLAND

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
REV2 02/01/91	MUNICIPAL SANITARY . SEE REVIEW SHEET FOR DETAILS OF APPROVAL	02/01/91 APPROVED
REV2 02/01/91	MUNICIPAL FIRE	02/01/91 APPROVED
REV2 02/01/91	PLANNING BOARD ENGINEER	/ /

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/13/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-13

NAME: SCHEAFE SUBDIVISION

APPLICANT: SHEAFE, WAYLAND

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/03/89	P.B. ENGINEER	04/26/89	REVISIONS NEEDED
ORIG	04/03/89	MUNICIPAL FIRE	04/24/89	APPROVED-SKETCH PLAN
ORIG	04/03/89	MUNICIPAL WATER	04/04/89	APPROVED
ORIG	04/03/89	MUNICIPAL HIGHWAY	/ /	NO RESPONSE
ORIG	04/03/89	MUNICIPAL SEWER	/ /	NO RESPONSE
REV1	10/16/89	MUNICIPAL HIGHWAY	01/18/90	SUPERSEDED BY REV1
REV1	10/16/89	MUNICIPAL WATER	10/19/89	APPROVED
REV1	10/16/89	MUNICIPAL SEWER	10/20/89	APPROVED
REV1	10/16/89	MUNICIPAL SANITARY	10/17/89	DISAPPROVED
REV1	10/16/89	MUNICIPAL FIRE	10/24/89	APPROVED
REV1	10/16/89	PLANNING BOARD ENGINEER	01/18/90	SUPERSEDED BY REV1
REV1	01/18/90	MUNICIPAL HIGHWAY	02/01/91	SUPERSEDED BY REV2
REV1	01/18/90	MUNICIPAL WATER	01/21/90	APPROVED
REV1	01/18/90	MUNICIPAL SEWER	01/22/90	APPROVED
REV1	01/18/90	MUNICIPAL SANITARY	01/18/90	DISAPPROVED
REV1	01/18/90	MUNICIPAL FIRE	01/17/90	APPROVED
REV1	01/18/90	PLANNING BOARD ENGINEER	02/01/91	SUPERSEDED BY REV2
ORIG	/ /		02/01/91	SUPERSEDED BY REV2
REV1	01/21/91	O.C. HEALTH DEPT.	01/15/91	APPRD.CONDITIONAL
REV2	02/01/91	MUNICIPAL HIGHWAY	02/06/91	APPROVED
REV2	02/01/91	MUNICIPAL WATER	02/01/91	APPROVED
REV2	02/01/91	MUNICIPAL SEWER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
Application

FOR PROJECT NUMBER: 89-13

NAME: SCHEAFE SUBDIVISION

APPLICANT: SHEAFE, WAYLAND

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/13/89	APPLICATION FEE	CHG	25.00		
04/03/89	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 89-13

NAME: SCHEAFE SUBDIVISION

APPLICANT: SHEAFE, WAYLAND

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
04/03/89	4@150.00& 13@75.00	PAID		1575.00	
		TOTAL:	0.00	1575.00	-1575.00

No 89-13 April 10, 1991

Received from Wayland Sheafe & Jay Sheafe

Four Thousand ⁰⁰/₁₀₀ Dollars

16 Lots @ \$250.00 ea. Recreation Fee

16 4/10/91

\$4,000.00

WILSON JONES CO. N.Y.

Myna Mason, Secretary for the P.B.

No 89-13 April 10, 1991

Received from Wayland Sheafe & Jay Sheafe

Eleven Thousand - Nine Hundred Eighty Three ⁰⁰/₁₀₀ Dollars

4% Inspection Fee (4% of \$299,579.00 Performance Bond)

16 4/10/91

\$11,983.00

WILSON JONES CO. N.Y.

Myna Mason, Secretary for the P.B.

General Receipt

11944

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

April 10 1991

Received of

Planning Board

\$ 535.00

DOLLARS

For

Wayland H. Sheafe Subd. - P.B. # 89-13 - Approval Fee

DISTRIBUTION.

FUND	CODE	AMOUNT
CL # 1199		

By

Pauline S. Townsend

Town Club

Title



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

(914)565-8800

May 20, 1991
FAX: 914-565-1142

PAUL L. MARKS, ESQ.
526 Gidney Avenue
Newburgh, N. Y. 12550

RE: ROAD DEDICATION/WAYLAND WAY

Dear Mr. Marks:

In reply to your correspondence dated May 10, 1991, please be advised that the above roadway has not been constructed as yet or is in the process of being constructed. Please review the attached memorandum from Richard D. McGoe, P. E., Engineer for the Town, and specifically, paragraph 3 thereof.

I will hold the paperwork for dedication of Wayland Way transmitted by Andrew S. Krieger, Esq. in my file pending the Engineer and Superintendent of Highways acceptance of this roadway and will let you know when this roadway will be dedicated.

If you have any questions, please do not hesitate to call.

Very truly yours,

PATRICIA A. BARNHART
Attorney's Office

/pab
Enclosure
cc: Andrew S. Krieger, Esq.

MEMORANDUM

TO: J. TAD SEAMAN,
ATTORNEY FOR THE TOWN

FROM: RICHARD D. MC GOEY, P.E.,
ENGINEER FOR THE TOWN

SUBJECT: SHEAFE SUBDIVISION ROAD DEDICATION AND
MAINTENANCE BOND REQUEST

DATE: APRIL 9, 1991

Dear Tad:

In line with your 4 April, 1991 memo, the undersigned of our office has reviewed the descriptions of the right of way for Wayland Way and drainage easements proposed for subject subdivision. In line with our review, we offer the following comments:

The right of way description appears to be satisfactory as compared to maps on file in our office, last revised 4 September, 1990, however, we undersigned that these are not the latest maps and the easement description should be compared to the latest subdivision plans. Further be advised, that we were unable to accurately review the metes and bounds of the drainage easements requested across lots #6, 12 and 11 as our maps do not show the metes and bounds of theses easements. We would further request, that the drainage easement off the end of Sheafe Circle extend to a receiving water body or, otherwise, as discussed on 9 April with you, the Town should have the right to discharge storm water flow onto lot #11 from Sheafe Circle.

We understand in talking to the Building Inspector, that the roadway has not been constructed and, therefore, is not ready for dedication and establishment of a maintenance bond.

If you should have any additional questions in this matter, please contact our office.

Very truly yours,

Richard D. McGoey P.E.
Richard D. McGoey, P.E.,
Engineer for the Town

RDM:mlm

cc: George Green, Supervisor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

(914)563-4630

May 15, 1991
FAX:914-565-1142

PAUL L. MARKS, ESQ.
526 Gidney Avenue
Newburgh, N. Y. 12550

RE: ROAD DEDICATION/WAYLAND WAY

Dear Mr. Marks:

As part of the completion of the subdivision procedure for the above-captioned matter, I am enclosing a memorandum from Mark J. Edsall, P. E. dated April 10, 1991. I have also enclosed a description prepared by Lanc and Tully bearing the date April 22, 1991. Comment number one of Mr. Edsall's has been addressed in the Lanc and Tully description. As to item number 2, Parcel A is to be incorporated with other lands of Sheafe as set forth in Liber 2008, page 94. The Town will require a new deed be prepared and recorded from Wayland H. Sheafe and Joy C. Sheafe to Wayland H. Sheafe and Joy C. Sheafe with a perimeter description enclosing the land set forth in Liber 2008 at page 94 and Parcel A as one parcel. Item number three may be addressed by having a letter from The Bank of New York setting forth that the Letter of Credit is extended to March 1, 1994.

The only other comment that was received is that there should be an easement through Lot #11 from the end of Sheafe Circle to the stream that traverses Lot #11 shown as a seasonal stream. Part of that easement is set forth as Easement #3 on page 6 in Lanc and Tully's April 22, 1991 letter. This easement should be continued to the stream that appears to be approximately 230 ft. to the west of the end of Easement #3. I would suggest that Lanc and Tully consult with Mark Edsall concerning the exact location since there appears to be a seasonal stream that is within 40 ft. of the end of Easement #3 that may suffice.

Please use the descriptions that are set forth in the Lanc and Tully letter of April 22, 1991 for your title report since it includes all the roads and the easements that are to be dedicated to the Town of New Windsor. The additional description for the added easement area that I have set forth above should be included also.

If there are any questions concerning the above, please feel free to call my office.

Very truly yours,

J. Tad Seaman (PAB)

MC GUIRK, LEVINSON, ZECCOLA,
SEAMAN, REINEKE & ORNSTEIN P.C.

By: J. Tad Seaman

JTS/PAB

Enclosures: 2

cc: Mark J. Edsall, P. E. w/ enclosures
Andrew S. Krieger, Esq. w/ enclosures
Planning Board w/ Enclosures



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

ATTN: FRANK CONTE

MEMORANDUM

TO: Carl Schiefer, Planning Board Chairman
Ron Lander, Secretary to the Planning Board
Andrew Kreiger, Planning Board Attorney
J. Tad Seaman, Town Attorney
Richard D. McGoeY, P.E., Engineer for the Town

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: REVIEW OF FINAL PLANS AND DOCUMENTS - SHEAFE SUBDIVISION
TOWN PLANNING BOARD NUMBER 89-13

I have reviewed the final plans submitted by Lanc & Tully Engineering and Surveying regarding the subject project. The plans appear to comply with the conditional final approval granted by the Planning Board on 13 February 1991.

In addition, I have reviewed the descriptions for the lands to be dedicated to the Town, and the description of the parcel involved in the lot line change. I have also received and reviewed a copy of the Letter of Credit regarding the proposed public improvements. I have the following comments:

- OK for M. Edsall
L. & T.
FRANK →
CONTE
- ANDY
KRIEGER
1. With the exception of a correction required to course and distance number 3 of the description of lands to be dedicated to the Town of New Windsor, the document appears to conform to the approved subdivision plans.
 2. The description of the lands involved in the lot line change appears correct; however, it is necessary that the manner in which the transfer is made and the subdivision filed conforms to the requirement that a new lot not be created, with the parcel being transferred joined to the adjoining lands of Sheafe.

2 Deeds (change both Deeds)

10 April 1991

MEMORANDUM

-2-

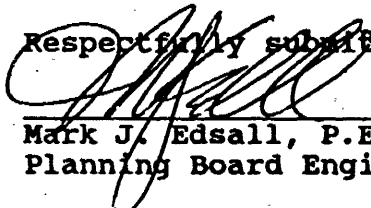
3. The amount of the Letter of Credit conforms with the requirements of the recommendation letter from Dick McGoe, dated 5 February 1991; however, the expiration date of 1 March 1992 should be noted. Inasmuch as the State Law permits for a 3 year period to complete public improvements, should the expiration date of the Letter of Credit not coincide with that reasonable construction period?

TAD

OK
per M. Edsall
5/1/91

With the understanding that the items above will be addressed, and the appropriate fees paid to the Town, I am aware of no reason why this application's subdivision plans could not receive the Planning Board stamp of approval.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:4-10-E.mk

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

Rec'd
TA office 4/23/91
382

April 22, 1991

Mr. J. Tad Seaman, Town Attorney
Town of New Windsor
555 Union Avenue
New Windsor, NY 12250

Re: Sheafe Subdivision
NYS Route 207 & Bull Road
Our File No. 88-125

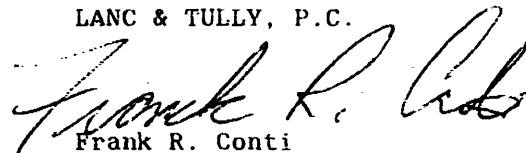
Dear Mr. Seaman:

Enclosed please find a description of Lands to be Dedicated to the Town of New Windsor, dated April 22, 1991. Please note that we have revised this in accordance to the letter from McGoey, Hauser & Edsall dated April 10, 1991. More specifically, we have revised course #3 to know read North 89°-20"-00' West a distance of 472.68 feet to a point of curvature. We trust that all the information submitted for the Sheafe Subdivision is now complete and allows for the Town of New Windsor to sign the final subdivision plan.

If there are any further questions or additional information needed please do not hesitate to contact our Goshen office.

Sincerely,

LANC & TULLY, P.C.


Frank R. Conti

Enclosure

FRC/sb
seaman

cc: Mark Edsall, PE

Main Office • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • (914) 294-3700
Branch Office • P.O. Box 373, Route 55, LaGrangeville, N.Y. 12540 • (914) 473-3730
FAX (914) 294-8609

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

DESCRIPTION

April 22, 1991

LANDS TO BE DEDICATED TO
THE TOWN OF NEW WINDSOR
SHEAFE SUBDIVISION
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

All that certain plot, piece, or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, said lands as being shown on a map entitled, "Plan of Subdivision for Wayland H. Sheafe and Joy C. Sheafe, Town of New Windsor, Orange County, New York", prepared by LANC & TULLY, P.C. on May 30, 1990, said lands being more particularly bounded and described as follows:

Beginning at a point in the westerly line of Bull Road, said point being South 15°-15'-56" West, 262.60 feet from the intersection of said westerly line with the southerly line of NYS Route 207, said intersection being the northeasterly corner of lands now or formerly Wayland H. Sheafe and Joy C. Sheafe; thence running, from said point of beginning, westerly through lands now or formerly Wayland H. Sheafe and Joy C. Sheafe, and along the northerly line of Wayland Way (proposed), the following ten (10) courses and distances:

- (1) on a curve to the right having a radius of 20.00 feet, an arc length of 29.44 feet as defined by the chord, South 57°-26'-14" West, 26.85 feet to a point of reverse curvature;
- (2) on a curve to the left having a radius of 395.00 feet, an arc length of 61.65 feet as defined by the chord, North 84°-51'-44" West, 61.59 feet to a point of tangency;
- (3) North 89°-20'-00" West, a distance of 472.68 feet to a point of curvature;
- (4) on a curve to the left having a radius of 675.00 feet, an arc length of 135.09 feet as defined by the chord, South 84°-56'-00" West, 134.86 feet to a point of tangency;
- (5) South 79°-12'-00" West, a distance of 223.37 feet to a point of curvature;
- (6) on a curve to the right having a radius of 350.00 feet, an arc length of 76.87 feet as defined by the chord, South 85°-29'-30" West, 76.71 feet to a point of tangency;
- (7) North 88°-13'-00" West, a distance of 221.90 feet to a point of curvature;

Page 1 of 7

Main Office • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • (914) 294-3700
Branch Office • P.O. Box 373, Route 55, LaGrangeville, N.Y. 12540 • (914) 473-3730
FAX (914) 294-8609

DESCRIPTION
LANDS TO BE DEDICATED TO
THE TOWN OF NEW WINDSOR
SHEAFE SUBDIVISION
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

April 22, 1991

- (8) on a curve to the right having a radius of 325.00 feet, an arc length of 62.02 feet as defined by the chord, North 82°-45'-00" West, 61.92 feet to a point of tangency;
- (9) North 77°-17'-00" West, a distance of 56.80 feet to a point of curvature; and
- (10) on a curve to the right having a radius of 20.00 feet, an arc length of 29.36 feet as defined by the chord, North 35°-13'-17" West, 26.80 feet to a point of reverse curvature in the easterly line of Camelot Circle (proposed); thence running northerly along the easterly line of Camelot Circle (proposed)
- (11) on a curve to the left having a radius of 265.00 feet, an arc length of 60.93 feet as defined by the chord, North 00°-15'-14" East, 60.80 feet to a point of tangency;
- (12) North 06°-20'-00" West, a distance of 127.59 feet to a point of curvature; and
- (13) on a curve to the right having a radius of 20.00 feet, an arc length of 30.25 feet as defined by the chord, North 37°-00'-00" East, 27.45 feet to a point in the southerly line of NYS Route 207, said point being the intersection of said easterly line of Camelot Circle (proposed) with the southerly line of NYS Route 207; thence running westerly along said southerly line of NYS Route 207;
- (14) South 80°-20'-04" West, a distance of 74.91 feet to a point; and
- (15) South 69°-49'-42" West, a distance of 19.40 feet to a point, said point being the westerly end of a curve connecting the westerly line of Camelot Circle (proposed) with said southerly line of NYS Route 207; thence running southerly through lands now or formerly Wayland H. Sheafe and Joy C. Sheafe, and along the westerly line of Camelot Circle (proposed) the following five (5) courses and distances:
- (16) on a curve to the right having a radius of 20.00 feet, an arc length of 36.25 feet as defined by the chord, South 58°-15'-09" East, 31.49 feet to a point of tangency;

DESCRIPTION
LANDS TO BE DEDICATED TO
THE TOWN OF NEW WINDSOR
SHEAFE SUBDIVISION
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

April 22, 1991

- (17) South 06°-20'-00" East, a distance of 119.14 feet to a point of curvature;
- (18) on a curve to the right having a radius of 215.00 feet, an arc length of 65.67 feet as defined by the chord, South 02°-25'-00" West, 65.41 feet to a point of compound curvature;
- (19) on a curve to the right having a radius of 800.00 feet, an arc length of 164.41 feet as defined by the chord, South 17°-03'-14" West, 164.12 feet to a point of compound curvature; and
- (20) on a curve to the right having a radius of 20.00 feet, an arc length of 18.55 feet as defined by the chord, South 49°-30'-23" West, 17.89 feet to a point of reverse curvature; thence running southwesterly, southerly, southeasterly, easterly, northeasterly, northerly and northwesterly around the southerly end of Camelot Circle (proposed) (21) on a curve to the left having a radius of 55.00 feet, an arc length of 274.79 feet as defined by the chord, South 67°-03'-31" East, 66.00 feet to a point of reverse curvature; thence running northerly along the easterly side of Camelot Circle (proposed) (22) on a curve to the right having a radius of 20.00 feet, an arc length of 18.55 feet as defined by the chord, North 03°-37'-25" West, 17.89 feet to a point of reverse curvature; and (23) on a curve to the left having a radius of 850.00 feet, an arc length of 107.70 feet as defined by the chord, North 19°-18'-41" East, 107.63 feet to a point of reverse curvature, said point being the southerly end of a curve connecting the said easterly line of Camelot Circle (proposed) with the southerly line of Wayland Way (proposed); thence running easterly along said southerly line of Wayland Way (proposed) the following ten (10) courses and distances:
- (24) on a curve to the right having a radius of 20.00 feet, an arc length of 30.38 feet as defined by the chord, North 59°-11'-57" East, 27.54 feet to a point of tangency;
- (25) South 77°-17'-00" East, a distance of 56.25 feet to a point of curvature;
- (26) on a curve to the left having a radius of 375.00 feet, an arc length of 71.56 feet as defined by the chord, South 82°-45'-00" East, 71.45 feet to a point of tangency;

DESCRIPTION
LANDS TO BE DEDICATED TO
THE TOWN OF NEW WINDSOR
SHEAFE SUBDIVISION
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

April 22, 1991

- (27) South 88°-13'-00" East, a distance of 221.90 feet to a point of curvature;
- (28) on a curve to the left having a radius of 400.00 feet, an arc length of 87.85 feet as defined by the chord, North 85°-29'-30" East, 87.67 feet to a point of tangency;
- (29) North 79°-12'-00" East, a distance of 223.37 feet to a point of curvature;
- (30) on a curve to the right having a radius of 625.00 feet, an arc length of 125.08 feet as defined by the chord, North 84°-56'-00" East, 124.87 feet to a point of tangency;
- (31) South 89°-20'-00" East, a distance of 472.68 feet to a point of curvature;
- (32) on a curve to the right having a radius of 345.00 feet, an arc length of 44.37 feet as defined by the chord, South 85°-38'-57" East, 44.34 feet to a point of compound curvature; and
- (33) on a curve to the right having a radius of 20.00 feet, an arc length of 33.94 feet as defined by the chord, South 33°-20'-59" East, 30.01 feet to a point in the westerly line of Bull Road, said point being the intersection of the southerly line of Wayland Way (proposed) with the said westerly line of Bull Road; thence running northerly along said westerly line of Bull Road (34) North 15°-15'-56" East, a distance of 90.56 feet to the point or place of beginning.

Containing 2.230 acres.

Together with easements for the purpose of constructing, reconstructing, and maintaining drainage pipelines and appurtenances on, over, in and through lands now or formerly Wayland H. Sheafe and Joy C. Sheafe, said easements as shown on a map entitled, "Plan of Subdivision for Wayland H. Sheafe and Joy C. Sheafe, Town of New Windsor, Orange County, New York", prepared by Lanc & Tully, P.C. on May 30, 1990, said easements being more particularly bounded and described as follows:

DESCRIPTION
LANDS TO BE DEDICATED TO
THE TOWN OF NEW WINDSOR
SHEAFE SUBDIVISION
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

April 22, 1991

Easement No. 1

Beginning at a point in the southerly line of NYS Route 207, said point of beginning being South 85°-56'-59" West, 32.71 feet from the northeasterly corner of Lot No. 6 as shown on the previously mentioned map, said point being the northeasterly corner of the easement herein described; thence running, from said point of beginning, southerly through lands now or formerly Wayland H. Sheafe and Joy C. Sheafe, and through Lot No. 6 as shown on the previously mentioned map (1) South 00°-53'-00" East, a distance of 80.00 feet to a point; and (2) South 26°-45'-00" West, a distance of 228.83 feet to a point, said point lying in the northerly line of Wayland Way (proposed), said point being the southeasterly corner of the easement herein described; thence running westerly along said northerly line of Wayland Way (proposed) (3) North 88°-13'-00" West, a distance of 22.06 feet to a point, said point being the southwesterly corner of the easement herein described; thence running northerly through lands now or formerly Wayland H. Sheafe and Joy C. Sheafe, and through Lot No. 6 as shown on the previously mentioned map (4) North 26°-45'-00" East, a distance of 233.23 feet to a point; and (5) North 00°-53'-00" West, a distance of 73.97 feet to a point in the southerly line of NYS Route 207, said point being the northwesterly corner of the easement herein described; thence running easterly along said southerly line of NYS Route 207 (6) North 85°-56'-59" East, a distance of 20.03 feet to the point or place of beginning.

Containing 0.141 acres.

Easement No. 2

Beginning at a point in the easterly line of Camelot Circle (proposed), at the intersection of said easterly line with the division line between Lot No. 11 as shown on the previously mentioned map on the south, and Lot No. 12 as shown on the previously mentioned map on the north, said point of beginning being the most westerly corner of the easement herein described; thence running southeasterly and northerly through lands now or formerly Wayland H. Sheafe and Joy C. Sheafe, and through Lot No. 11 and Lot No. 12 as shown on the previously mentioned map (1) South 67°-03'-30" East a distance of 305.17 feet to a point; (2) North 16°-00'-00" East, a distance of 137.07 feet to a point; and (3) North 14°-00'-00" East, a distance of 79.06 feet to a point in the southerly line of Wayland Way

DESCRIPTION

April 22, 1991

LANDS TO BE DEDICATED TO
THE TOWN OF NEW WINDSOR
SHEAFE SUBDIVISION
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

(proposed), said point being the northwesterly corner of the easement herein described; thence running easterly along said southerly line of Wayland Way (proposed) (4) South 88°-13'-00" East, a distance of 20.46 feet to a point, said point being the northeasterly corner of the easement herein described; thence running southerly and northwesterly through lands now or formerly Wayland H. Sheafe and Joy C. Sheafe, and through Lot No. 12 and Lot No. 11 as shown on the previously mentioned map (5) South 14°-00'-00" West, a distance of 83.74 feet to a point; (6) South 16°-00'-00" West, a distance of 160.00 feet to a point, said point being the most southerly corner of the easement herein described; and (7) North 67°-03'-30" West, a distance of 315.00 feet to a point in the easterly line of Camelot Circle (proposed), said point being the southwesterly corner of the easement herein described; thence running northwesterly and northerly along said easterly line of Camelot Circle (proposed) (8) on a curve to the left having a radius of 55.00 feet, an arc length of 6.21 feet as defined by the chord, North 26°-57'-09" West, 6.21 feet to a point of reverse curvature; and 9) on a curve to the right having a radius of 20.00 feet, an arc length of 18.55 feet as defined by the chord, North 03°-37'-25" West, 17.89 feet to the point or place of beginning.

Containing 0.249 acres.

Easement No. 3

Beginning at a point on the westerly terminus of Sheafe Circle, said point being the northerly bounds of lands now or formerly Ziegler and southeasterly corner of lands herein described; thence running westerly along the northerly line of said lands of Ziegler (1) North 78°-37'-15" West a distance of 245.29 feet to a point being the northwesterly corner of said lands now or formerly Ziegler, said point also being the southwesterly corner of the easement herein described; thence running northerly through lands now or formerly Wayland H. Sheafe and Joy C. Sheafe, and through Lot No. 11 as shown on the previously mentioned map (2) North 22°-43'-05" East, a distance of 51.00 feet to a point being the southwesterly corner of lands now or formerly Gudat, said point also being the northwesterly corner of the easement herein described; thence running easterly along the southerly line of lands now or formerly Gudat (3) South 78°-37'-15" East, a distance of 235.27 feet to a point in the westerly terminus of

DESCRIPTION
LANDS TO BE DEDICATED TO
THE TOWN OF NEW WINDSOR
SHEAFE SUBDIVISION
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

April 22, 1991

Sheafe Circle, said point being the northeasterly corner of the easement herein described; thence running along the westerly terminus of Sheafe Circle (4) on a curve to the left having a radius of 50.00 feet, an arc length of 52.36 feet as defined by the chord, South 11°-23'-15" West, 50.00 feet to the point or place of beginning.

Containing 0.271 acres

Premises herein described being portions of Tax Map Lot No. 48.5 in Block 1, Section 29, as shown on the Tax Maps of the Town of New Windsor, Orange County, New York, dated 1990.

Premises herein described being portions of the same premises as described in Liber 2222 of Deeds at Page 448.

Premises herein described being subject to any Easements, Rights-of-Way, Covenants, or Restrictions of Record.

DML/sb
sheafe



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

1 May 1991

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT: SHEAFE SUBDIVISION
NEW WINDSOR PLANNING BOARD 89-13**

Please be advised that I am in receipt of a copy of a letter dated 22 April 1991 from Lanc & Tully Engineering and Surveying, with attached revised description, in connection with the subject project. It appears that the Applicant has made the necessary correction to the description, per my request.

In addition, I am in receipt of a memorandum from Town Attorney Seaman dated 24 April 1991, which I believe indicates that the current form of Letter of Credit is acceptable to him. It is my understanding that Andy Kreiger is reviewing the descriptions relative to the lot line change.

In line with the above, once Andy "OK's" the lot line description, I am aware of no reason why the subdivision could not receive stamp of approval, once the Letter of Credit is formally accepted by the Town Board, and all necessary fees are paid.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE:mk

A:5-1-E.mk

INTER-OFFICE CORRESPONDENCE

TO: MYRA MASON/MARK J. EDSALL, P.E.
ENGINEERING DEPARTMENT

FROM: ATTORNEY FOR TOWN SEAMAN

SUBJECT: SHEAFE SUBDIVISION

DATE: APRIL 24, 1991

In response to the Memorandum of April 10, 1991 from Mark J. Edsall, P. E., and, in particular, the last sentence of paragraph 3, the Letter of Credit can always be extended for an additional one-year period. The worse case situation with the current Letter of Credit is that prior to March 1, 1992, the Town could call the Letter of Credit in so as to complete the public improvements with contractors retained by the Town. The longer time period for performance is certainly authorized, however, it also means that the Town would have to wait the three years before they could call the Letter of Credit to install the public improvements. In some cases this could create a hardship.

J. Tad Seaman

JTS/PAB



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

February 5, 1991

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

ATTENTION: CARL SCHIEFER, CHAIRMAN

Town of New Windsor Town Board
555 Union Avenue
New Windsor, NY 12553

ATTENTION: GEORGE GREEN, SUPERVISOR

SUBJECT: WAYLAND SHEAFE PERFORMANCE BOND

Dear Supervisor Green and Chairman Schiefer:

We are in receipt of a performance bond estimate for subject project prepared by Lane & Tully dated 29 January 1991, a copy of which has been enclosed. On the basis of our review of the enclosed performance bond, we offer the following comments:

After review of the enclosed, we find that the unit prices are acceptable, however, several quantities require revisions and additional items of work have been added to the itemized breakdown by our office. As revised, the additional items of work include paved swales and ditches, as shown on the typical road section, and a lump sum amount for soil erosion control for the protection of the adjoining streams and wetlands. Further, we are recommending that two street lights be added, one at the intersection of Bull Road and Wayland Way and one at the intersection of Rt. 207 and Camelot Circle.

On the basis of the above and as shown on the enclosed itemized breakdown, we are recommending that the performance bond be established in the amount of \$299,579.00. In addition, an engineering review fee of \$11,983.00 must be posted with the town prior to signature of the maps in accordance with the ordinance.

We are hopeful that the above is acceptable, however, if you should have any questions prior to adoption, please contact our office.

Very truly yours,

Richard D. McGoey P.E.
Richard D. McGoey, E.E.,
Engineer for the Town

RDM:mlm
PB&TB.F05

cc: Fred Fayo, Highway Superintendent
Michael Babcock, Building Inspector
Mark Edsall, P.E. - P.B. Engineer
Frank Conti, Land & Tully



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

February 5, 1991

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

ATTENTION: CARL SCHIEFER, CHAIRMAN
SUBJECT: WAYLAND SHEAFE SUBDIVISION

Dear Chairman Schiefer:

Please be advised that during our review of Sheafe Circle for roadway dedication, we requested that the owner provide a drainage easement from the end of the cul-de-sac onto what is now referred to as parcel #11. During a field review of this roadway for dedication, we observed that storm water flows left the roadway pavement in this vicinity and, therefore, should be provided an easement down to the receiving stream on the lands of Sheafe. On this basis, we would like to request that this easement now be shown on lot #11 prior to final approval.

In addition, a drainage ditch has been shown across lots 6, 11 and 12 which may also require an easement to avoid future claims for damages from runoff coming from both the State highway and Town roadway. This matter should be given consideration by the Planning Board.

If you should have any questions in this matter, please contact our office.

Very truly yours,

Richard D. McGoe, P.E.
Richard D. McGoe, P.E.,
Engineer for the Town

RDM:rlm

cc: J. Tad Seaman, Attorney for the Town
Fred Fayo, Highway Superintendent
Mark Edsall, P.E. - P.B. Engineer
Michael Babcock, Building Inspector

COMMERCIAL LENDING

TEL 9145638024

Apr 0.91 8:06 No.002 P.04

THE
BANK OF
NEW
YORK

LETTER OF CREDIT DEPARTMENT
CHURCH ST. STATION
P.O. BOX 11238
NEW YORK, N.Y. 10286-1238

OUR REF. NO.
S00023965

DATE
APRIL 08 1991

BENEFICIARY
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553

APPLICANT
WAYLAND H. SHEAFE AND JOYCE C.
SHEAFE
BOX 21, ROUTE 207
ROCK TAVERN, N.Y.

GENTLEMEN/LADIES:

OUR REFERENCE NO. S00023965

ACCOUNT OF:
WAYLAND H. SHEAFE AND JOYCE C.
SHEAFE
BOX 21, ROUTE 207
ROCK TAVERN, N.Y.

AVAILABLE WITH: OURSELVES
 BY PAYMENT

DRAFTS AT SIGHT
DRAWN ON THE BANK OF NEW YORK, NEW
YORK, NEW YORK, AS INDICATED BELOW

TO THE EXTENT OF: ***USD300,000.00***

EXPIRY DATE: MARCH 01 1992
PLACE OF EXPIRY: OUR COUNTERS

ADDITIONAL DETAILS:

WE HEREBY ESTABLISH AN IRREVOCABLE LETTER OF CREDIT IN YOUR FAVOR FOR A SUM NOT EXCEEDING THREE HUNDRED THOUSAND AND 00/100 U.S. DOLLARS (\$300,000.00), FOR THE ACCOUNT OF WAYLAND H. SHEAFE AND JOYCE C. SHEAFE. WE ARE INFORMED BY OUR CLIENT THAT THIS LETTER OF CREDIT COVERS COMPLETION OF SUBDIVISION ROADS, SIDEWALKS, LIGHTS, CURBING, DRAINAGE IMPROVEMENTS AND ACCESSORY ITEMS AS SET FORTH IN EXHIBIT A BETWEEN THE ACCOUNT PARTY AND THE TOWN OF NEW WINDSOR.

THIS SUM IS AVAILABLE TO YOU ON PRESENTATION OF YOUR DRAFT DRAWN ON US AT SIGHT PRESENTED TO US AT OUR OFFICE LOCATED AT 101 BARCLAY STREET, NEW YORK, NEW YORK 10007, BEARING THIS LETTER OF CREDIT NUMBER. DRAFTS ARE TO BE ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

I. YOUR SIGNED STATEMENT, PURPORTEDLY SIGNED BY AN OFFICER, INDICATING NAME AND TITLE, READING: "THE IMPROVEMENTS IN THE WAYLAND SHEAFE SUBDIVISION HAVE NOT BEEN COMPLETED."

COMMERCIAL LENDING

TEL NO. 9145638024

Apr 10, 91 8:06 No.002 P.05

**THE
BANK OF
NEW
YORK**LETTER OF CREDIT DEPARTMENT
CHURCH ST. STATION
P.O. BOX 11238
NEW YORK, N.Y. 10286-1238

- 2 -

OUR LETTER OF CREDIT 600023965
WAYLAND H. SHEAFE AND JOYCE C.

ANY DRAFT(S) IN CONFORMITY WITH THE TERMS OF THIS LETTER OF CREDIT WILL BE DULY HONORED UPON PRESENTATION TO US AT OUR ABOVE OFFICE ON OR BEFORE MARCH 1, 1992. ALL OF THE STIPULATED DOCUMENTS MUST BE PRESENTED NOT LATER THAN 11:00 A.M. ON MARCH 1, 1992.

EXCEPT SO FAR AS OTHERWISE EXPRESSLY STATED HEREIN, THIS LETTER OF CREDIT IS SUBJECT TO THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS (1983 REVISION), INTERNATIONAL CHAMBER OF COMMERCE, PUBLICATION NO. 400.

WE HEREBY AGREE WITH THE DRAWERS OF DRAFTS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT, THAT THE SAME SHALL BE DULY AND PROMPTLY HONORED ON PRESENTATION TO US.

YOURS VERY TRULY,

AUTHORIZED SIGNATURE

COMMERCIAL LENDING

TEL No.9145638024

Apr 10.91 8:06 No.002 P.02

THE
BANK OF
NEW
YORKLETTER OF CREDIT DEPARTMENT
CHURCH ST. STATION
P.O. BOX 11238
NEW YORK, N.Y. 10286-1238**** ~~XXXXXXXXXXXX~~ ****OUR. NO.
800023965

CORRESPONDENT'S REF. NO.

DATE
APRIL 09 1991BENEFICIARY:
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553APPLICANT:
WAYLAND H. SHEAFE AND JOYCE C.
SHEAFE
BOX 21, ROUTE 207
ROCK TAVERN, N.Y.DATE OF ORIGINAL ISSUE:
APRIL 08 1991AMENDMENT DATE:
APRIL 09 1991

GENTLEMEN/LADIES:

THE ABOVE MENTIONED INSTRUMENT INCLUDING ANY PREVIOUS AMENDMENTS,
IS AMENDED AS FOLLOWS:I. THE APPLICANT'S AND ACCOUNT PARTY'S NAME
ARE HEREBY CHANGED TO READ:"APPLICANT:
WAYLAND H. SHEAFE AND JOY C. SHEAFE""ACCOUNT OF:
WAYLAND H. SHEAFE AND JOY C. SHEAFE"II. THE WORDS: "SIDEWALKS, LIGHTS, CURBING"
ARE HEREBY DELETED FROM THE FIRST PARAGRAPH
UNDER "ADDITIONAL DETAILS", AND THE NAME OF THE
APPLICANT IS ALSO CHANGED AS PER ABOVE, SO THAT
SAID PARAGRAPH NOW READS:"WE HEREBY ESTABLISH AN IRREVOCABLE LETTER OF
CREDIT IN YOUR FAVOR FOR A SUM NOT EXCEEDING
THREE HUNDRED THOUSAND AND 00/100 U.S. DOLLARS
(\$300,000.00), FOR THE ACCOUNT OF WAYLAND H.
SHEAFE AND JOY C. SHEAFE. WE ARE INFORMED BY OUR
CLIENT THAT THIS LETTER OF CREDIT COVERS
COMPLETION OF SUBDIVISION ROADS, DRAINAGE
IMPROVEMENTS AND ACCESSORY ITEMS AS SET FORTH IN

COMMERCIAL LENDING

TEL No.9145638024

Apr 10,91 8:06 No.002 P.03

THE
BANK OF
NEW
YORK

LETTER OF CREDIT DEPARTMENT
CHURCH ST. STATION
P.O. BOX 11238
NEW YORK, N.Y. 10266-1238

- 2 -

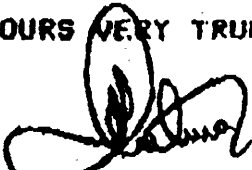
OUR IRREVOCABLE CREDIT 800023965

EXHIBIT A BETWEEN THE ACCOUNT PARTY AND THE TOWN
OF NEW WINDSOR."

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED
THIS AMENDMENT IS TO BE CONSIDERED AS PART OF THE
ABOVE CREDIT AND MUST BE ATTACHED THERETO.

ALL OTHER CONDITIONS REMAIN UNCHANGED.

YOURS VERY TRULY,



AUTHORIZED SIGNATURE

Description	Type	Qty. Req'd.	Qty. Installed to Date	Unit Price	Total Price	Price Installed to Date
I. <u>Streets</u>	50' R.O.W.					
a) clear, grub, grade, subbase		1942'		16-	31,072	
b) foundation course	15" APPROVED SHALE 42' WIDE	1942'		39-	75,738-	
c) base course	3" PENETR MACADAM 24' WIDE	1942'		25-	48,550	
d) binder course						
e) surface course	DOUBLE SURFACE TREATMENT	1942'		13-	25,246	
f) curb						
g) sidewalk						
h) entrances to existing roads						
i) driveway aprons						
j) temporary turnarounds						
k) miscellaneous						
Street Lights		2		2500	5000	
PRICE INSTALLED TO DATE						
MAINTENANCE BOND		Less 10% of price installed to date				-
(Subtotal)						
Amount Remaining: \$		SUB TOTAL:				

Revised By RD MG 5 FEB 91

Description	Type	Qty. Req'd.	Qty. Installed to Date	Unit Price	Total Price	Price Installed to Date
II. Storm Drainage						
a) catchbasins:	Pipe Cast CONCRETE	20 21		1300-	26,000-	27,300
0'-6' deep						
6'-9' deep						
9'-12' deep						
> 12' deep						
b) manholes:	Pipe Cast CONCRETE	\$ 5		1300-	3,900-	\$ 6,500
0'-6' deep						
6'-9' deep						
9'-12' deep						
> 12' deep						
c) end sections	Pipe Cast STEEL 36"	2 4		500-	1,000.00	\$ 2,000
d) headwalls:						
0'-4' high						
4'-8' high						
> 8' high						
e) pipe: 12" 15	ADS	598		22		13,156
15"	CMP	865'		22-	19,030	
18"	CMP	1082'		24-	25,968	
21"						
24"						
36"	CMP	20'		40-	800	
42"						
48"						
f) swales & ditches		884.5		* 3.50		13,594
g) site grading in relation to drainage						
h) rip-rap		16 cy		* 50		* 800
i) rock excavation						
j) miscellaneous						
PRICE INSTALLED TO DATE						
MAINTENANCE BOND		Less 10% of price installed to date				
(Subtotal)						
Amount Remaining: \$		SUB TOTAL:		\$ 76,698	\$ 109,148	

Revised By RDW
5 Feb 91

Description	Type	Qty. Req'd.	Qty. Installed to Date	Unit Price	Total Price	Price Installed to Date
V. Accessory Items						
n) Street signs		3		115	345	
b) Street trees						
c) Screen Planting						
d) Street Lights						
e) Erosion Control		1			2000	
f) Site grading						
g) Monuments		33		75	2475	
h) Recreation areas						
i) As-built plan						
j) Miscellaneous						
PRICE INSTALLED TO DATE						
MAINTENANCE BOND		Less 10% of price installed to date				
(Subtotal)						
Amount Remaining: \$		SUB TOTAL:				\$ 4820

Revised By RDM
5 Feb 91

Totals:	TOTAL PRICE	PRICE INSTALLED TO DATE
I Streets	185,606.00 180,606.00	
II Storm Drainage	109,148.00 76,698.00	
III Water Supply		
IV Sanitary Sewer		
V Accessory	4825 345	
	\$294,574.00 257,649.00	
TOTAL	\$299,579	

Note: Unit Prices are those estimated for year 1991.

Per Indiana Bond
Engineer Review Fee

= \$ 299,579

= \$ 11,983.00

Revised By JDM
5 Feb 91



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

CLERK'S CERTIFICATE

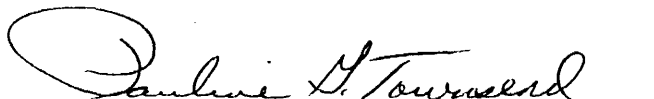
Pauline G. Townsend
TOWN CLERK

914 - 565-8803
FAX (914) 565-1142

I, PAULINE G. TOWNSEND, Town Clerk of the Town of New Windsor in the County of Orange, State of New York HEREBY CERTIFY that the below extract of the minutes has been compared by me with the Minutes of the Town Board of the Town of New Windsor in the County of Orange, State of New York held on the 20th day of February 1991 and the same is a true and correct transcript therefrom and of the whole thereof so far as the same relates to the subject matter referred to.

IN WITNESS WHEREFORE, I have hereunto set my hand and affixed the corporate seal of said Town, this 21st day February 1991.

TOWN SEAL


PAULINE G. TOWNSEND, TOWN CLERK
Town of New Windsor

Motion by Councilwoman Fiedelholz, seconded by Councilman Heft that the Town Board of the Town of New Windsor establish a performance bond in the amount of \$299,579.00, also an engineering field review fee of \$11,983.00 be deposited with the Town Clerk, for the Wayland Sheafe Subdivision, as per the recommendation of McGoey, Hauser and Edsall Consulting Engineers P.C.

ROLL CALL: All Ayes

MOTION CARRIED: 4-0

SHEAFE, WAYLAND SUBDIVISION (89-13) ROUTE 207

Mr. Frank Conte of Lanc & Tully came before the Board representing this proposal.

MR. CONTE: I'm here tonight to request final approval. Since we were here in front of the Board in November, we have received Health Department approval and we received a New York State DOT road entrance permit. And I think those are the last two items that we had discussed in November.

MR. SCHIEFER: Any questions gentlemen?

MR. PAGANO: That's for 207. Do we have those on file, Mr. Chairman?

MR. CONTE: That was checked a while ago, that's where this easement came here from that site restriction. We showed plans executing that.

MR. VAN LEEUWEN: Right about in here, there's a backhoe doing something digging, what are they doing?

MR. CONTE: I have no idea. I didn't realize there was anyone out there.

MR. VAN LEEUWEN: I went by and saw a backhoe digging.

MR. LANDER: I heard there was bulldozers over there. I don't know.

MR. VAN LEEUWEN: I just asked a question.

MR. MC CARVILLE: There is the easement on the map, the drainage easement, isn't that supposed to be along here?

MR. CONTE: It's still there. It runs between--

MR. VAN LEEUWEN: Here's the drainage easement right here off the cul-de-sac.

MR. CONTE: This is a restricted development area and--

MR. MC CARVILLE: If it's a drainage easement, it should be worded on the map as a drainage, right, I would think.

MR. LANDER: It was on the other one. It was on the last map.

MR. CONTE: I believe the last time we came in, we had

to change the wording of the easement so that we can get the gross area for each lot. Was that the reason why we changed that?

MR. EDSALL: The need for that was added subsequent to the adoption of that area reduction and it was generally agreed that rather than create formal easements, we'd just restrict that area for not altering drainage habits. It was another difficult position because they were in the works, including the formal changes to some of the portions of the local laws so we found a happy solution.

MR. CONTE: In the top left hand corner, we added four drainage notes setting restrictions on the limited development area stating that they could not build anything within those easements.

MR. EDSALL: Secondly, in discussions with the Highway Superintendent, it was not the desire of the Highway Superintendent to have a formal easement to the benefit of the town so there was no need to create a formal easement that would permit or obligate the town to maintain rather we are reserving our right to discharge there and then restricting anyone's ability or actions to direct it or obstruct it.

MR. MC CARVILLE: Will that be the same for February for this February 5th, 1991 letter requiring a drainage easement across lots 6, 11 and 12?

MR. EDSALL: That we can look at from being either a formal easement or a similar type restricted area. I would request that you leave that flexible if you give a conditional approval that we can work the details out.

MR. CONTE: That is something that we are willing to add, I mean there's no--

MR. EDSALL: Just for the record, Mr. Lander's question about the highway permit, I have a copy of an application number appears to be an executed application and permit from the DOT permit number is 25006 so they do have in-hand an actual permit so we are clean with the DOT.

MR. CONTE: I sent a copy of the permit and the Health Department approval to the Board. I can send you more copies if you need them.

MR. LANDER: As long as we have them on file.

MR. SCHIEFER: One copy is sufficient. Any other

questions on this?

MR. VAN LEEUWEN: I have one question that water on this easement right here, okay, does that water run this way?

MR. CONTE: No, it runs this way.

MR. VAN LEEUWEN: Why can't we get it into here?

MR. LANDER: Which lot, lot 11?

MR. PAGANO: I think you had a swale, it doesn't go far enough.

MR. CONTE: This is the natural drainage course.

MR. PAGANO: This is the people that are already here.

MR. CONTE: Yes.

MR. PAGANO: This is what they were concerned about. I'd like to see this so at least--

MR. CONTE: This actually goes uphill here. We extended this drainage passed his because the water was coming out and flooding out the septic system so we extended this down passed this problem. There's an existing swale.

MR. VAN LEEUWEN: Runs down through here.

MR. PAGANO: You're hoping to increase the flow now we're talking about maybe 30, 40 feet here. We can just clean this up.

MR. VAN LEEUWEN: He says it goes uphill here.

MR. PAGANO: Effecting through here. Each one of these is going down. If he extends this over to here, you will cure the problem once and for all.

MR. SCHIEFER: Could you bring that up here? I am trying to follow your conversation without the map.

MR. PAGANO: The person owning this piece of property here requested that this swale be extended here so that the flow would come through here instead of going through his property. It's going through his property now, as you can see, from here by coming this way here, eliminates the problem. Because this is going to increase, we have a loose swale here and the collection of water is increasing and the flow is going to increase.

MR. EDSALL: Just in answer to why I just, I think what we did is kept moving the pipe further and further down and what we have done is the complaint was that it was flooding the sanitary system so we took it positively passed the sanitary system. It can be moved easily further down.

MR. PAGANO: Just change it to a swale so that--

MR. EDSALL: There is a pipe as well, it's a discharge stone riprap to decrease any potential for erosion and it follows the natural swale.

MR. PAGANO: What if we changed it and made it a simple swale?

MR. EDSALL: That can be done.

MR. VAN LEEUWEN: That is not a big deal, maybe 75 feet.

MR. CONTE: Right.

MR. SCHIEFER: Any problem?

MR. CONTE: No, I don't see any problem.

MR. VAN LEEUWEN: I think we have hashed this thing three or four times.

MR. LANDER: I make a motion to approve subject-to the conditions of extending the drainage into a swale.

MR. VAN LEEUWEN: I'll second it subject to Mark's comments and the extension of the swale probably 50 to 75 feet.

MR. EDSALL: No, just what I had in my comments, I wanted to include.

MR. VAN LEEUWEN: Extend the swale straight through to here and make sure it runs into this pond area, the holding pond area.

MR. SCHIEFER: Also subject-to Mark's comments. Have these been entered into the minutes?

MR. CONTE: That's across lots 11, 12 and 16, right?

MR. EDSALL: Copy of my comments go in as part of the minutes so they are in.

2-13-91

MR. SCHIEFER: We are going to vote on an approval subject-to the extension of that drainage and Mark's comments and collect all fees, obviously.

ROLL CALL:

Mr. Pagano	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., APRIL 17, 1991; 7:30 P.M.
NEW WINDSOR TOWN HALL
NEW WINDSOR, NEW YORK

BOARD MEMBERS PRESENT: Supervisor Green, Councilwoman Fiedelholtz,
Councilman Spignardo, Councilwoman Siano.

BOARD MEMBER ABSENT: Councilman Heft.

OTHER OFFICIALS PRESENT: Police Chief Koury, Comptroller Reis,
Town Attorney Seaman, Highway Superintendent
Fayo.

SALUTE TO FLAG

Supervisor Green called to order the Regular Town Board and Water Board Meeting and presided over same.

Supervisor Green: Before we get started tonight, we have had the unfortunate experience of losing, not one or two, but three good friends from the Town of New Windsor. Joe Vesely passed away last week. Also, Robert D'Egidio. Joe was our former Highway Superintendent and he died last week. Robert D'Egidio, who started working for the police department at age 19 as a dog warden and went on to be dispatcher, passed away of a heart attack while on duty as a police officer in the Village of Cornwall. And, Monday, John Pagano, a member of our Planning Board, passed away also of a heart attack, very suddenly. It hasn't been a very good week and I just give our sympathy and condolences to all their families and they will be missed. I would like to ask everybody for just a moment of silence, please. Thank you.

#1 On Agenda - Minutes

Motion by Councilman Spignardo, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor approve the Minutes of the Regular Town Board and Water Board Meeting, held on April 3, 1991, as per the copies posted on the Town Clerk's Bulletin Board in the Town Hall and same distributed to each of the Town Board Members.

Roll Call: All Ayes

Motion Carried: 4-0

UNFINISHED BUSINESS

NONE

HIGHWAY DEPARTMENT

#2 On Agenda - Motion-Authorization advertising-Notice to Bidders-
Various Highway Materials

Motion by Councilwoman Fiedelholz, seconded by Councilman Spignardo that the Town Board of the Town of New Windsor authorize the Town Clerk to advertise calling for sealed bids to be received and publicly opened concerning various highway materials in accordance with specifications prepared by Highway Superintendent, said bids to be opened on the 13th day of May, 1991, at 3:00 P.M. in the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York. That the Town Board reserves the right to accept or reject any or all bids.

Roll Call: All Ayes

Motion Carried: 4-0

WATER DEPARTMENT

NONE

SANITATION DEPARTMENT

#3 On Agenda - Receive and file-Annual Pretreatment Program Report
for NW Waste-water Treatment
Facility - 1990

Hearing no objection, the Town Board of the Town of New Windsor receive and file with the Town Clerk, the Annual Pretreatment Program Report for the New Windsor Wastewater Treatment Facility for the year 1990, as submitted by CAMO Pollution Control, Inc.

#4 On Agenda - Motion-Authorize Supervisor to execute Supplemental
No. 4-Agreement with T of NW to provide for
the establishment and construction of SD #20

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., APRIL 17, 1991
Sheet 2

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., APRIL 17, 1991 Sheet 2

#4 On Agenda - Motion-Authorize Supervisor to execute Supplemental
No. 4-Agreement with T of NW to provide for
the establishment and construction of SD #20

Motion by Councilwoman Siano, seconded by Councilman Spignardo that the Town Board of the Town of New Windsor authorize Supervisor Green to execute a Letter of Intent dated April 8, 1991, for Future Army Connection to Sewer District #20 and SUPPLEMENT #4 - SEWER DISTRICT #20 AGREEMENT between the TOWN OF NEW WINDSOR AND the NEW YORK STATE DEPARTMENT OF TRANSPORTATION for the construction of sanitary sewer within Sewer District #20.

Roll Call: All Ayes

Motion Carried: 4-0

GENERAL

#5 On Agenda - Receive and file-Itemized Statement of Lien Claim

Hearing no objections, the Town Board of the Town of New Windsor receive and file with the Town Clerk, Itemized Statement of Lien Claim, as handed down from the State of New York Supreme Court, regarding County Redi Mix Corporation, against the Town of New Windsor, Darlind Construction Co., Inc., Gridley-Morino Construction Corp., A.J.M. Sand and Stone, Inc., and Taylor Tree and Landscaping, Inc., dated April 4, 1991. Same being referred to the Attorney for the Town.

#6 On Agenda - Receive and file-Letter of Credit-Sheafe Subdivision

Hearing no objection, the Town Board of the Town of New Windsor receive and file a Letter of Credit dated April 9, 1991, and submitted by WAYLAND H. SHEAFE and JOYCE C. SHEAFE of Box 21, Route 207, Rock Tavern, New York, in the sum of \$300,000.00, said Letter of Credit being for completion of subdivision roads in the SHEAFE SUBDIVISION.

#7 On Agenda - Receive and file-Bid-Police Van

Hearing no objections, the Town Board of the Town of New Windsor receive and file, Bids for Police Van, received and publicly opened on April 9, 1991.

#8 On Agenda - Motion-Awarding Bid-Police Van

Motion by Councilwoman Fiedelholz, seconded by Councilwoman Siano that the Town Board of the Town of New Windsor award a bid for the purchase of a van for the New Windsor Police Department to GALLAGHER TRUCK CENTER, INC., Route 32 South, New Windsor, New York 12553, at the bid price of \$13,657.00, said bid representing the lowest qualified bid meeting the specifications set forth in the bid documents received for this item.

Roll Call: All Ayes

Motion Carried: 4-0

#9 On Agenda - Motion-Permit use of parking lot to NW Senior Citizens

Motion by Councilwoman Siano, seconded by Councilman Spignardo that the Town Board of the Town of New Windsor grant permission to the New Windsor Senior Citizens to park cars in the Town Hall parking lot on Sunday, April 28, 1991, through Wednesday, May 1, 1991, also the Town of New Windsor is not liable for any incident that may occur and that the Police Department be notified of same.

Roll Call: All Ayes

Motion Carried: 4-0

#10 On Agenda - Motion-Establish locations for additional election districts

A motion was made by Councilman Spignardo and seconded by Councilwoman Siano regarding the additional election districts.

Discussion:

Councilwoman Siano: These are going to be in the same location that we broke the district from, correct?

BOARD MEMBERS PRESENT: Supervisor Green, Councilwoman Fiedelholz,
Councilman Spignardo, Councilwoman Siano.

REGULAR TOWN BOARD AND WATER BOARD MEETING
WED., APRIL 17, 1991; 7:30 P.M.
NEW WINDSOR TOWN HALL
NEW WINDSOR, NEW YORK

Planning Board

89-13

JAN 31 1991

Rev 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~SEWER~~, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision Wayland H. Stumpf as submitted by
Lane & Tully for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved ☐

If disapproved, please list reason _____

Fred Zayda
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

2/6/91
DATE

✓
CC: H.E.

2-1-91

89- 13

JAN 31 1991

Rev 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Canc & Tully Ery for the building or subdivision of
Wayland & Joy Sheefe has been

reviewed by me and is approved ✓

disapproved ✓

~~If disapproved, please list reason~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. Du
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE _____

CC: M.E.

89 - 13

JAN 31 1991

Rev 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision ☒ _____ as submitted by
Lane and Tully for the building or subdivision of
Wayland and H. Shenfe has been
reviewed by me and is approved ☒ _____
disapproved _____.

If disapproved, please list reason _____

Each field must meet the attached Requirements

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynnam D. Masters Jr

SANITARY SUPERINTENDENT

February 1, 1991

DATE

✓
cc: M.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- rec
10.6.89
- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12550
(914) 562-8640
 - ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

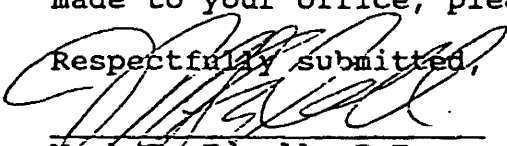
MEMORANDUM

TO: MIKE BABCOCK, BUILDING INSPECTOR
FROM: MARK J. EDSALL, P.E. TOWN CONSULTING ENGINEER
SUBJECT: ISSUANCE OF SANITARY PERMITS FOR ON-SITE SYSTEMS
DATE: 3 OCTOBER 1989

Pursuant to the adoption of Local Law #1 of Orange County, it is necessary that all subdivision plans approved by the Town Planning Board include provisions for sanitary sewage disposal and supply of domestic water. In cases where municipal services are available, same must be shown on the plan. In cases where municipal services are not available, on-site systems must be shown. These systems must be shown in complete detail, giving the location of the sanitary system and well, as well as the construction details. Without such details, the subdivision plan can not be approved by the Planning Board, nor filed with the County.

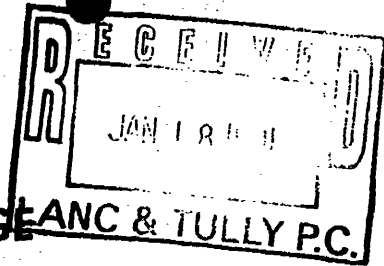
As a result of this change in procedure, it is my recommendation that when you receive an application for a sanitary permit, you require (or refer to) a copy of the approved subdivision plan, bearing the signature of the Town Planning Board (and Orange County Department of Health, if applicable). The location of the sanitary system and well shown on the sanitary system application must be at the same locations as shown on the approved subdivision plan. If not, further investigation must be made before a sanitary permit can be issued. If the location is the same, you may proceed with the review of the detailed sanitary system plans submitted, in conjunction with the information shown on the subdivision plan. If you have any questions concerning the above, or require some input pursuant to an application made to your office, please do not hesitate to contact me.

Respectfully submitted,


Mark J. Edsall, P.E.
Town Consulting Engineer

MJEsjg

cc: Supervisor Green
Planning Board



COUNTY OF ORANGE
Department of Health

124 MAIN STREET (1887 BUILDING), GOSHEN, NEW YORK 10924-2199
TEL: (914) 294-7961

Mary M. McPhillips
County Executive

Sally Faith Dorfman, M.D., MSHSA
Commissioner of Health

January 15, 1991

Wayland & Joy Sheafe
Box 21, Route 207
Rock Tavern, NY 12575

Re:
Approval of plans for:
Lands of Wayland Sheafe
Realty Subdivision
T. New Windsor

Dear Mr. & Mrs. Sheafe:

Plans entitled Lands of Wayland Sheafe, prepared by Lanc & Tully, P.C., and dated December 15, 1988, latest revision January 8, 1991, are approved.

Our Certificate of Approval is enclosed. The approved plans are being returned to the engineer for transmittal to you.

Very truly yours,


M.J. Schleifer, P.E.
Assistant Commissioner

MJS/aje

cc: Engineer
O.C. Dept. of Planning
File

enc.

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Wayland & Joy Sheafe
Box 21, Route 207
Rock Tavern, NY 12575

The Orange County Department of Health certifies that a realty subdivision map entitled Lands of Wayland Sheafe, dated December 15, 1988, latest revision January 8, 1991, located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 25.963 acres

Number of lots: 16

Water supply: Individual wells

Sewage disposal: Individual sewage disposal systems

The owner intends to build on some lots and sell other lots without buildings.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.

January 15, 1991
Date


M.J. Schleifer, P.E.
Assistant Commissioner

Application report must be completed for
section time exceeds
required

REPORT

PERM 33h (10/90)

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
HIGHWAY WORK PERMIT APPLICATION FOR NON-UTILITY WORK

PREPARE 3 COPIES

Application is hereby made for a highway work permit

Name E.Z.E. EQUIPMENT CO. INC.

Address 11 Industrial Drive

City Florida State NY Zip 10921

RETURN PERMIT TO: (If different from above)

Name LANC & TULLY, P.C.

Address P.O. BOX 687

City GOSHEN State NY Zip 10924

Application No. 90-5006

Project Identification No. _____

Highway Work Permit No. _____

Effective Date _____

Applicant Telephone # (914) 651-3092

Contact person in case of emergency _____

(Include telephone number) _____

RETURN OF DEPOSIT/BOND TO: (COMPLETE ONLY IF DIFFERENT FROM PERMITTEE)

Name Wayland H. Sheafe

Address Box 21, Route 207

City Rock Tavern State NY Zip 12575

1. Requested duration from Jan. 1 19 91 thru July 28 19 91, to apply to the operation(s) checked below:
2. Protective Liability Insurance covered by Policy No. GSP - 155090; expires on July 28 19 91
3. Workers' Compensation Insurance Policy No. 948-969-1 expiring 2/14/91
4. Disability Benefits Coverage Policy No. 190 8999-4-00101

CHECK TYPE OF OPERATION	Permit Fee	Show Int. Fee in Amt. or PERM 17 or Undertaking on No	Total Amount of Fee and / or Insurance	Guarantee Deposit Amount and / or Bond	Check or Bond Number
<input type="checkbox"/> 5. Single job - Permit issued for each job					
<input checked="" type="checkbox"/> a. Driveway or roadway					
<input type="checkbox"/> Residential	\$ 15				
<input type="checkbox"/> Commercial - Minor	550				
<input type="checkbox"/> Commercial - Major - (Less than 100,000 square feet Gross Building Area)	1400				
<input type="checkbox"/> Commercial - Major - (100,000 square feet Gross Building Area and Greater)	Actual cost with a minimum of \$2000 paid upon submission of permit app.				
<input checked="" type="checkbox"/> Subdivision Street	900	Perm 17	\$900.00	\$2500.00*	
<input type="checkbox"/> Temporary access road or street	200				
<input type="checkbox"/> b. Improvement					
<input type="checkbox"/> Residential	15				
<input type="checkbox"/> Commercial	200				
Check additional description below:					
<input type="checkbox"/> Install sidewalk, curb paving, stabilized shoulder, drainage, etc.					
<input type="checkbox"/> Grade, seed, improve land contour, clear land of brush, etc.					
<input type="checkbox"/> Resurface existing roadway or driveway					
<input type="checkbox"/> c. Tree Work					
<input type="checkbox"/> Residential	15				
<input type="checkbox"/> Commercial (not required for pruning if utility has annual maintenance permit)	25				
Check additional description below:					
<input type="checkbox"/> Removal or planting					
<input type="checkbox"/> Pruning, applying chemicals to stumps, etc.					
<input type="checkbox"/> d. Miscellaneous Construction					
<input type="checkbox"/> Beautifying ROW - (for Civic Groups only)	NC				
<input type="checkbox"/> Temporary signs, banners, Christmas decorations	25				
<input type="checkbox"/> Traffic control signals	500				
<input type="checkbox"/> Warning and entrance signs	25				
<input type="checkbox"/> Miscellaneous - Requiring substantial review	400				
<input type="checkbox"/> Miscellaneous	25				
<input type="checkbox"/> 6. Compulsory permit required when work performed at the request of D.O.T.					
<input type="checkbox"/> a. Building demolition or moving requested by D.O.T.					
<input type="checkbox"/> Demolition	NC				
<input type="checkbox"/> Moving	NC				
<input type="checkbox"/> b. Improvement to meet Department standards					
<input type="checkbox"/> 7. Miscellaneous	25				

*Certif.
Check

REC'D R4

DEC 27 1990

REC'D. R4

JAN 18 1991

WORK MAY BE DESCRIBED BRIEFLY AS FOLLOWS: Proposed Entrance of 16 Lot Subdivision onto NYS Route 207
in the Town of New Windsor See attached plan dated 12/21/90

Additional work description is attached; Plans X page and/or _____ Map is attached showing work to be performed at:

LOCATION (on X along _____ across _____) State Route 207-SH153

between Reference Marker 112.7 and Reference Marker 112.8 in the Town of New Windsor

County of Orange known as Route 208

SEQR REQUIREMENTS: (Check appropriate box)

☐ Exempt ☐ Ministerial ☒ Type II ☐ EIS or DEIS Lead Agency _____

If project is identified to be ministerial, exempt, or TYPE II, no further action is required.

If project is determined to be other than ministerial, exempt, or TYPE II, refer to M.A.P. 7.12.2, Appendix A SEQR REQUIREMENTS FOR HIGHWAY WORK PERMITS.

Acceptance of the requested permit subjects the permittee to the restrictions, regulations and obligations stated on this application and on the permit.

Applicant Signature [Signature] Date DECEMBER 21 19 90

For Joint application and work, note name and address of Second Applicant below: N/A

Second Applicant Signature _____ Date _____

Approval recommended Jan 4 19 91 By Resident Engineer W. D. Bain N.E. Residency No. 4

Approved Jan 14 19 91 By Regional Traffic Engineer [Signature] Region No. 8

PERMIT IS ISSUED CONTINGENT UPON LOCAL REQUIREMENTS BEING SATISFIED.



25006

Permit Fee \$ 900.00
 Ins. Fee \$ 0.00
 Total Received \$ 900.00
 Check or M.O. No. 1054
 Liability Insurance

Policy No. 088112 on file
 Disability Benefit Coverage
 Policy No. 1908999-4-00101

HIGHWAY WORK PERMIT

Expiring 07/28/91

Permit No. 08-90-5006
 Est. Compl. Date 07/28/91

Deposit Rec. for \$ 2500.00

Check or M.O. No. 1064
 Dated 12/10/90

Permittee: E.M.E. EQUIPMENT CO., INC.
 11 INDUSTRIAL DRIVE
 FLORIDA, NY 10921

Billing Address:
 (Complete if different from above)

Charge to Bond No. (5 0.00)
 or Undertaking on File
 Workmen's Compensation
 Policy No. 948-969-1

Return of Deposit Made Payable to:
 (Complete if different from Permittee)

WAYLAND H. SHEAFE
 Box 21, Route 207
 Rock Tavern, N.Y. 12575

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

PROPOSED ENLARGEMENT OF 16 LOT SUBDIVISION ONTO NYS ROUTE 207 IN THE TOWN OF NEW WINDSOR, SEE ATTACHED PLANS DATED 12/11/90.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. IN ADDITION, ANYBODY WORKING IN THE RIGHT OF WAY IS REQUIRED TO WEAR A HARD HAT AND A REFLECTIVE SAFETY VEST.

County — ORANGE Municipality — NEW WINDSOR Route # — 207

as set forth and represented in the attached application, at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations whether, general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at POWERSVILLE, N.Y.

Date Signed 01/17/91

Commissioner of Transportation.

MICHAEL J. HICOGNA

REC'D. R4

JAN 18 1991

[Handwritten signature]

This permit, with application and drawing (or copies thereof) attached shall be placed in the hands of the contractor before any work begins.

[Signature]

NOTICE: Before work is started and upon its completion, the permittee absolutely must notify the Resident Engineer,

WILLIAM PAER
(914) 562-4020

112 DICKSON STREET
NEWBURGH, NEW YORK 12550

UPON COMPLETION OF WORK AUTHORIZED THE FOLLOWING WILL BE COMPLETED AND SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER

Work authorized by this Permit was completed on (Date) _____

Refund of deposit or return of bond or reduction of amount charged against bond or deposit on file for this permit whichever is appropriate, is requested:

Date _____

PERMITTEE

AUTHORIZED AGENT (IF ANY)

Upon acceptance of work performed as satisfactorily completed, the Resident Engineer will sign the following and forward to the Regional Office.

Work authorized by this Permit has been satisfactorily completed and is accepted. (Reverse side of this form must be completed).

Date _____

RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

To : HIGHWAY PERMIT SECTION:

- ☐ Refund of Deposit on this Permit is authorized.
- ☐ Return of Bond furnished for this Permit is authorized.
- ☐ Amount charged against Blanket Bond for this permit may be cancelled.
- ☐ Retain Bond for future permits.

Date _____

REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department agency, and his or its successors in interest, shall be for maintenance and repair of such work as set forth within the terms and conditions of the work permit.

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

89-13

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

JAN 17 1991

TO: Wayland & Joy Sheafe
Box 21, Route 207
Rock Tavern, NY 12575

The Orange County Department of Health certifies that a realty subdivision map entitled Lands of Wayland Sheafe, dated December 15, 1988, latest revision January 8, 1991, located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article II of the Public Health Law.

The following information was furnished in the application for approval of plans:

Total area: 25.963 acres

Number of lots: 16

Water supply: Individual wells

Sewage disposal: Individual sewage disposal systems

The owner intends to build on some lots and sell other lots without buildings.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot or remaining lands shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchaser of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.
4. THAT the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a licensed professional engineer and written certification to that effect shall be submitted to this Department and the local Building Code Enforcement Officer prior to occupancy.

January 15, 1991
Date


M.J. Schleifer, P.E.
Assistant Commissioner

✓
CC: M.E.

Clark



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

7 December 1990

MEMORANDUM

TO: Carl Schiefer, Planning Board Chairman

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: SHEAFE MAJOR SUBDIVISION
NEW WINDSOR PLANNING BOARD (89-13)

Pursuant to the review and comments for the subject subdivision, as made at the regular Planning Board meeting on 28 November 1990, please be advised that on 6 December 1990 I met with Mr. Frank Conte and Art Tully, the Applicant's Engineers, and reviewed all the corrections/revisions determined necessary for the subdivision application plans. Please be advised that, based on my review of the work, each item has been satisfactorily addressed and I advised Mr. Conte that I had no objection to him proceeding to the Orange County Department of Health for receipt of stamp of approval. Mr. Conte also advises me that he will be submitting final design plans to the New York State Department of Transportation relative to the curb cut to Route 207, for purposes of seeking their written approval of the work. I advised him that a copy of any approval from the DOT should be forwarded to the Town Planning Board as soon as possible.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJESS

a:scheafe.ss

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

89-13

November 11, 1990

Town of New Windsor Planning Board
555 Union Ave.
New Windsor, NY 12550

Attn: Mr. Carl Schiefer, Planning Board Chairman

RE: Sheafe Subdivision
N.Y.S. Route 207 and Bull Rd.
Our File #88-125

Dear Mr. Schiefer:


Enclosed please find four sets of plans for the Sheafe Subdivision located in the Town of New Windsor. We submit these plans for discussion purposes only for the November 28, 1990, Planning Board meeting. We have completed the Health Department review and would like to make sure there are no additional comments from the Planning Board before the Health Department signs off on this project. We attended a workshop session on November 7, 1990, and have made the following revisions to the plans:

- 1) We have added Note 7 on Sheet 1 and Note 14 on Sheet 2 which states that all proposed utilities shall be underground.
- 2) We have added a New Windsor approval box on all Sheets 1 through 5 of 5.
- 3) We have also revised the plan to reflect comments made by the NYSDOT in their letter of February 22, 1990. More specifically, the entrance onto Route 207 has been revised, Note 15 on Sheet 2 of 5 has been added and a curb detail on Sheet 3 of 5 has been added.

If you need any additional regarding this project, please do not hesitate to contact our Goshen office.

Sincerely,

LANC & TULLY, P.C.



Frank R. Conti

Enclosure

cc: Mr. Jim Sheafe

FC/klb

schiefer

Main Office • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • (914) 294-3700
Branch Office • P.O. Box 373, Route 55, LaGrangeville, N.Y. 12540 • (914) 473-3730
FAX (914) 294-8609

CC:M-E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 89-13
WORK SESSION DATE: 16 Jan 1990 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Feb 14
PROJECT NAME: Sheafe
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: Art Tully / Nick
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- net areas shown.
- lot B has revised frontage
- Sheafe circ is dedicated -
- NYS DOT westerly access rd. - side grading.
- 10 copies EPP & etc for YA coord.

Myra
Ask Carl S. 8/14
to OK 2/14/90
O.K. call 2/14/90 with answer



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 19-13
WORK SESSION DATE: 3 Jan '90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: yes 1/16 REQUIRED: yes
PROJECT NAME: Sheate subdiv
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: Art Tully-
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. X
OTHER (Specify) Carl S.

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

bulk tables fixed
town road detail
frontyd rear yd
net area table.
restrictive cov. for access
Lot 13 70' or 125'
Full EAF-
W/S 1/16

SCHEAFE SUBDIVISION (89-13) ROUTE 207

Mr. Art Tully of Lanc & Tully came before the Board representing this proposal.

MR. SCHIEFER: The maps we got are they current, if not--

MR. TULLY: We didn't submit any new maps since the close of the public hearing. We didn't have any new comments at that time. We submitted a drainage report and I think the one outstanding issue was the review of the drainage study by Mark.

MR. EDSALL: The Board had indicated they had wanted to make a field visit of the site so they'd have some additional input when the applicant returned.

MR. VAN LEEUWEN: I checked the site.

MR. SCHIEFER: These plans have not changed since the last time we have looked at them?

MR. TULLY: Right.

MR. SCHIEFER: So as far as this goes, we are right where we were.

MR. EDSALL: The purpose they were brought back in on this agenda was to bring to light any observations the Planning Board Members may have to offer as a result of the field visit and secondly as Art indicated, the drainage study review had not been completed and we had some information submitted by the public at the public hearing relative to drainage so we are trying to round it together tonight to get your input and also he can fill you in on what we found with the drainage.

MR. SCHIEFER: Do you want to do the drainage part and we have some comments from Mr. VanLeeuwen, you said you visited the site?

MR. VAN LEEUWEN: Yes. Mainly what I was interested in is take care of the water problem that was there and I suggested they put a drainage easement where they put it on the map and I am satisfied with that.

MR. SCHIEFER: Mark, you are going to address the drainage aspect of it?

MR. EDSALL: My comments are rather short because we don't have new plans and we will go over those once we get them. I still want to have the minor items as they may be addressed in my previous comments. The only other issue that we need to discuss is the drainage. Our office did make review of

the information submitted by Mr. Donald Young and that was submitted on behalf of Nick and Susan Jones, one of the adjoining property owners. In fact, we did find that Mr. Young's comments could be called site specific and only consider the acreage on the site and do not consider the entire water shed. That was considered in Lanc & Tully's report.

To give you some idea on the acreage, the site area recognized in Mr. Young's comments and recognized 26 acres whereas the upstream tributary area contains 128 acres so Mr. Young's report doesn't represent 83% of the water shed. In making a full drainage evaluation, you have to take the entire water shed, what drains through the property into account as I believe Mr. Tully identified during the public hearing in his comments. The drainage on the site and the tributary areas enter a regulated wetland WMB 25 which is approximately 13 acres and can easily attenuate the increased flow as a result of this portion of the tributary area having development.

Again, comments on Mr. Young's calculations, he does indicate that there is an on-site increase in peak runoff. However, when you look at the composite water shed evaluation, the composite peak at the point of discharge is decreased because that portion of the drainage being on the lower end of the tributary area reaches the discharge earlier and the overall effect is a decrease in the peak flow so to put it all in a nutshell and summate the comments, we have got a situation where we have a very large drainage area there projecting near the bottom end of it and the overall effect is minimal. If you looked just at the site, yes, it increases but looking at the entire site, we don't feel there is a significant impact. Localized impact can be addressed the way Mr. VanLeeuwen suggested, picking it up with swales and picking that up can address any individual property problems but overall we didn't see it as a concern.

MR. VAN LEEUWEN: I thought what he stood there and said that the water is going to increase 100%, okay, is grossly overstated when you are using about 15% of the lot. If you black-topped all the land, okay, then you might have 100% increase in water but if you only have a driveway going up and a couple of houses, that is not going to increase the flow of the water 100%.

MR. EDSALL: Also recognize--

MR. VAN LEEUWEN: I didn't like that at all what he said and he didn't prove to us that he was an engineer.

MR. EDSALL: Eighty (80) percent of the water shed was not recognized in its calculations so there is quite a large drainage area off-site that comes through this property and that is a much more significant flow than what is generated by the site.

MR. SCHIEFER: So what I am hearing is both the Planning Board member and the engineer have looked at this and they don't feel there is a real significant impact insofar as drainage goes, a negative impact.

MR. EDSALL: No.

MR. VAN LEEUWEN: He is helping the neighbors out by bringing that one. I went down there and looked, okay, and this water by him taking this water down here past the septic system, the water does run right in over the top of the septic, you can see it but when you bring it past here and dropping it into here or down here first and dropping it over, that is going to help this person out quite a bit and the water does run in through here which I knew because you have got a culvert under the road here which carries quite a bit of water.

MR. SCHIEFER: Any questions on this?

MR. VAN LEEUWEN: If he brings the water straight down here and drops it off here, I'd like to see it extend but it is not necessary, that is why I stopped in and made sure but he is a good 50 feet past the septic system that should relieve his problems right there.

MR. SCHIEFER: Any other members have any questions on the drainage?

MR. LANDER: Maybe at the end of that pipe, maybe we can wrip-wrap that end to slow that water down. I think that was a concern.

MR. TULLY: We proposed that. There is a flared end section and we showed wrip-wrap.

MR. LANDER: He was concerned about that being a waterslide, I'd imagine. Okay and you eliminated a lot here?

MR. TULLY: Yes, we got rid of the lot in response. That is a low area and we didn't want to make any additional problems here particularly with this water coming across here.

MR. SOUKUP: Mark, do you think that eliminating the lot at the end of Scheafe Lane as they did and by utilizing that natural low lying area as the receptacle of the two drainage swales coming into the site helps to mitigate the drainage onto the adjacent property of the Jones'?

MR. TULLY: We didn't take any credit for any existing on-site retention which I believe that area serves it is another reason in eliminating that lot, you preserve that area for natural retention. We didn't however include that in any of our analysis as a mitigating measure but yes, it does tend to store water there.

MR. SOUKUP: I agree with you. I think it does. What I'd like to see is the drainage easement coming from the back of the lots and from your own development encompassing a large part of that in a drainage easement. Right now, you have both pipes ending at a headwall and spilling into an empty area and I think that to preserve that natural retention area and to help mitigate the flow onto Jones because there is a continuing flow from that area, I'd like to see a large part of that low lying area put into a drainage easement area for two reasons to prevent future development of it which I think would cause severe damage downstream, I'd like to be sure that lot does not come back in the future in another development.

MR. MC CARVILLE: Lot 11?

MR. TULLY: Yes.

MR. SOUKUP: About half of lot 11 I'd like to see put into an overall drainage easement in order to maintain the mitigating factor and prevent future development.

MR. VAN LEEUWEN: Why don't--we are thinking along the same lines but put it on the map to say no more, no future subdivision.

MR. SOUKUP: I'd like to have clearly outlined it and delineate it as part of the drainage easement of the site and maintain it in its original existing condition because it does a good job. As it is now, I have looked at it also I have been to the site and I found the same thing you found about spilling across the septic and I also noticed at the end of Scheafe at the low lying area that that natural swampy area should be preserved as such and prevent it from future development because it is a mitigating measure from the water from this subdivision. I'd like to see the bulk of the easterly part of lot 11 be put into the drainage easement.

MR. EDSALL: I have got some wording on an easement and some restrictions so that an area which is used for that purpose would preclude it from development. We have done it in the past and I can come up with some wording.

MR. TULLY: We have no problem in agreeing to that.

MR. VAN LEEUWEN: He is not going to put a house?

MR. TULLY: No, that is why we took that house that is proposed off.

MR. SOUKUP: I think the easement being a drainage easement should have some wording with conservation of existing vegetation and lack of disturbance and no filling and grading because its natural state is what is giving the benefit and I

think we should prevent anything from happening in that area and that seems to be on the plans so let's put it in words on the map.

MR. SCHIEFER: Any other comments gentlemen, other than drainage?

MR. VAN LEEUWEN: I think what he is doing here to be very honest with you, I think he is clearing up quite a few problems by doing this because he is going to help those people of Scheafe Drive which both have the same problem. It runs right on top of their septic system one more than the other.

MR. SCHIEFER: I think the next step now is an updated map with all these ideas incorporated.

MR. EDSALL: Looking back in my previous comments, they are not really significant.

MR. TULLY: We have addressed a lot of them. One of them had to do with the diameter of the cul-de-sac. We have done that. I think that everything you have asked for previously I think we have incorporated in the plan. Some of the things were left to be resolved between preliminary and final, such as final road specifications, Orange County Health Department approvals.

MR. EDSALL: To be honest with you, most of the comments don't involve items that will prohibit preliminary approval or submittal to the Orange County Health Department so if it was the Board's desire to start that process, give them preliminary approval and I can just coordinate with them to make sure some of the minor items are cleaned up.

MR. SCHIEFER: You have no problem of giving preliminary approval with the map the way it is now?

MR. EDSALL: No. Health Department is going to look at it so might as well get that started.

MR. VAN LEEUWEN: One thing I do want to make sure that they do agree to put some bushes over on that one property right across from the road so it doesn't get all the--you agreed to that.

MR. TULLY: Yes, remind me again because I forgot.

MR. VAN LEEUWEN: I'd like a letter sent to him and a letter sent to this Board that Mr. Scheafe will do that.

MR. TULLY: Yes, okay.

MR. SCHIEFER: Anything else gentlemen? Are we in a position to give preliminary approval?

MR. MC CARVILLE: I'd say so.

MR. SOUKUP: Was this meant to be a private or public road?

MR. TULLY: Which one?

MR. SOUKUP: The new road that you are proposing.

MR. TULLY: Town road.

MR. SOUKUP: Why do we have a road maintenance agreement to be filed? That is what brought the question up.

MR. TULLY: I don't know.

MR. SOUKUP: It is meant to be built and dedicated to the town standards?

MR. TULLY: Yes.

MR. SCHIEFER: Note 9 doesn't belong there.

MR. EDSALL: I think at one time one of the cul-de-sac roads was considered to be private.

MR. TULLY: When we started this off, Scheafe Circle wasn't dedicated to the town and since that time, we have gotten that road accepted by the Town Board and that note was on when we started them. We should take that off.

MR. SCHIEFER: They have to revise the map anyway so that comes off. Do I have a motion for preliminary approval?

MR. LANDER: I make a motion, Mr. Chairman, that we grant preliminary approval subject to Health Department, DOT, drainage easements, the off-site landscaping that was mentioned earlier, prior engineering review letters.

MR. VAN LEEUWEN: I will second that.

MR. SCHIEFER: Motion has been made and seconded we give preliminary approval to the lands of Walen Scheafe.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Dubaldi	Abstain
Mr. Schiefer	Aye

MR. VAN LEEUWEN: I make a motion that we declare a negative declaration.

MR. EDSALL: You should note that the only concerns at least that I am aware of were drainage and the traffic. The DOT has reviewed the access points and the Highway Department has reviewed the access points on the town road and some modifications were required on the access points so that a permit could be issued from DOT with regard to drainage. The applicants submitted a drainage study which has been reviewed and determined and in my opinion, there is not a significant environmental effect so to my knowledge all the issues brought up at the public hearing have been addressed.

MR. SOUKUP: With reference to the drainage, we have a signed and sealed report from the applicant's engineer in the file, right, and I'd like your report to be in writing in this file also for future reference in case anything--

MR. EDSALL: There is a separate memo that's been sent on specifically our review of Lanc & Tully's report.

MR. SOUKUP: There is a written memo to that effect in the file or there will be?

MR. EDSALL: We should get a copy for the record attached to the EAF signed and sealed on the drainage study.

MR. SOUKUP: I'd like to have documents in the file for any future concerns.

MR. TULLY: I think I will check it again, I think we have.

MR. EDSALL: I don't have a signed one. Matter of fact, it is called Preliminary Site Drainage Study Report. I think we should get a final study report signed prior to your return for further approvals.

MR. TULLY: Okay.

MR. LANDER: Also DOT refused another access onto 207? You have that on file also?

MR. EDSALL: Correct.

MR. SOUKUP: I will second that.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

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PUBLIC HEARING CONTINUATION: SCHEAFE SUBDIVISION:

Mr. Art Tully of Lanc and Tully came before the Board presenting the proposal.

BY MR. PAGANO: Can you confirm the maps that we are going to be putting out to the members on what you are going to be referring to? Sometimes we get several sets.

BY MR. VAN LEEUWEN: He put in the swale in that we have asked for?

BY MR. TULLY: We have done more than that. Putting aside Mr. Edsall's letter one moment, I think three major questions that came up at the last Planning Board meeting, the first one dealt with access. Question came up as to whether or not it might be possible in addition to this entrance off 207 when the second entrance could be gotten someplace in through here. Since the meeting we have been in touch with the New York State DOT. They have reviewed the site. You have got a letter from them dated, I believe, February 22nd, which we sent over, but they would only allow this entrance over here. The DOT didn't want to have another entrance here, Bull Road here. They thought that would create too many intersections along this stretch of 207. They are restricting us to only this intersection here. That will leave us then with the proposed road coming out to Bull Road. That was the first question. Second question had to do with, there were neighbors on Scheafe Circle, on the north side of Scheafe Circle here who were having problems, some with water in the basement, some with septic systems that were failing. We went out and we found that there is a culvert right here under the whole road draining in the westerly direction that drains approximately nine acres of land on the east side of Bull Road. That culvert is running, it runs down along this stone wall, behind the wall, and it's leading to the wall and when it gets to this point, it is actually going right into these, the Gadots, it is actually going right into their backyard, across the top of their septic system. There is a flowing stream right through here which I believe is causing ground water problems in this direction, which are proposing to do as part of the subdivision is

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install a culvert from this point all the way down to beyond this stone wall here, which would tie into the existing drainage swale which exists right through here. This water is all flowing this way so there is approximately 630 feet of pipe, 15 inch culvert which would be installed right along through here. It would be installed on the property owned by Mr. Scheafe. It would be a right of way that would be dedicated to the town and we'd offer it to the town as part of the town drainage system. We feel that this culvert would pick up the drainage that is coming out of the existing culvert, divert it away from all these homes and remedy the problem. But that culvert is existing, it is not being caused by this subdivision. I don't believe the subdivision would aggravate the situation. I believe this road here, with its internal drainage would tend to alleviate water coming from this direction.

BY MR. VAN LEEUWEN: You are picking up on one side of the road, the high side?

BY MR. TULLY: This here and this here also. Now, the third question had to do with the impact of this storm drainage down on to the property to the side of us which is Jones and Nadis (phonetic). What we have done is prepared drainage study which we have given to the town engineer, analyzing the impact of the construction of these homes and roads on the area. There was approximately, what we looked at is the drainage down to this point which is where the water is flowing through now. At this point there is a total of over 150 acres of tributary water shed coming down here underneath 207, all coming across through here and down. There is an increase of water from our site due to the construction. However, I think if you, and I will let further review, Mark's review that I don't believe our impact is significant. Actually, I think in terms of peak flow, it doesn't have any impact on the peak flow which is occurring here, but there is more water because of the roads and houses, but it is coming at an earlier time. In addition to that, we eliminated, there was a house proposed in here. We eliminated that house and we are leaving all this area in here basically undisturbed. Currently serves as a bit of a, there is a pitch to it. There is probably a 20 foot drop

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from here to here, but it is, particularly in this area, is in the center of it relatively is wet in the springtime, this time of year, while it was higher and dryer here the combination of the impact of the drainage onto the southerly neighbors, as well as this culvert coming across here, we have eliminated this house and this lot. Now, this area will be incorporated as part of lot number 11, so we reduced the number of houses proposed to 16.

BY MR. VAN LEEUWEN: Before it was 17?

BY MR. TULLY: Right.

BY MR. VAN LEEUWEN: That storm drainage that will come off of that road, where is that going to go into that one lot we were talking about?

BY MR. TULLY: Right, down this here and down here this way.

BY MR. VAN LEEUWEN: It will bypass this man's septic?

BY MR. TULLY: Yes, we can't do any work on his property. I suggest if you want to improve it even further, you can swale it on the far side of this wall to keep it away, but we can't do that ditching, that is not on our property. Once we go beyond this point, we start to go back uphill. Right now it is running this way and actually coming right down through the septic.

BY MR. VAN LEEUWEN: Right over top of his septic.

BY MR. TULLY: Pretty much that is the case.

BY JOHN GADOT: How far is the piping going to come down?

BY MR. TULLY: 630 feet.

BY MR. GADOT: On my property?

BY MR. TULLY: There is a wall that runs this way and this way. We are going on the far side of this wall. Come into your property approximately 180, 190 feet across the back of your property.

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BY MR. GADOT: My house is at the end of the cul-de-sac right there.

BY BOB BRADBURY: I live at 291 Bull Road. Where is the pipe going to go? Where does that start from where the water is coming underneath the road?

BY MR. TULLY: There is a culvert there and the water that is coming out of the culvert is flowing alongside the wall.

BY MR. BRADBURY: The rock wall is my property.

BY MR. TULLY: We are going to turn it at a 45 degree angle towards Bull until we get to Scheafe's property and run it along the property line in Scheafe's property.

BY MR. BRADBURY: You are not going to follow the rock wall?

BY MR. TULLY: No, 20, 30 feet past it.

BY MR. GADOT: Any way to run that culvert all the way to the end of my property?

BY MR. TULLY: This is a significant expense to put in that. Each pipe, once we get to this point, it should turn and not continue across.

BY MR. GADOT With the water running into the hill, it is going to soak into the ground. Now it is going to be in a pipe. There is not going to be any soaking. It is going to be straight flow now.

BY MR. TULLY: That is what it is doing now.

BY MR. GADOT: At least --

BY MR. TULLY: Now it goes into the septic and these people, these people's basements.

BY MR. VAN LEEUWEN: It is going right into the septic.

BY MR. GADOT: What I am saying, I am worried about the increase in the water of the pipe. Now it is not going to dissipate. It is going to stay in the pipe. Once the pipe ends, then we are going to

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have like a waterfall coming out of the end of the pipe. It is going to erode my property.

BY MR. TULLY: I can't spend Mr. Scheafe's money for him. This is a big improvement over what is there now. To go beyond this, I can't say it can't be done, but it's continuing to add costs to the project, you know, to run it another 550 feet. I will talk to Mr. Scheafe about it, but the natural drainage course is this way. That is where --

BY MR. VAN LEEUWEN: Do you have an objection to putting a swale and running it down to that on your lot?

BY MR. TULLY: We can swale it across.

BY MR. GADOT: I will have to get a lawyer. I am not an engineer. I don't know anything about this.

BY MR. VAN LEEUWEN: I will show you, and he wants to know, it comes from here. This is the low point right here and here, between here and here. What he wants to do, these are low points and run it down here. If you let him or you and him get together and put a swale in here, that will stop the water from going over here. This will be dry and the water will drain into that swale.

BY MR. GADOT: Why can't they put it here?

BY MR. VAN LEEUWEN: Water doesn't travel up here. It is too high.

BY MR. GADOT: From here to here is downhill.

BY MR. VAN LEEUWEN: Where the water is dumping now, it is running right across here, right over the septic systems. That is the problem that is probably why you are getting water in the basement.

BY MR. GADOT: I will get an engineer to look at this because I don't know, you know, I don't know.

BY MR. TULLY: These aren't the final plans, so --

BY MR. GADOT: I'd like to have this, let them swale it down this way. I don't think it is uphill there. I know where my property stake is and it is

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not uphill. If they follow where the water is running now.

BY MR TULLY: That is where it is running. The water is coming right down through here now, but as I said, I will talk to Mr. Scheafe also, but the natural drainage course is in this direction, diagonally across.

BY MR. VAN LEEUWEN: Art, can you meet with him?

BY MR. TULLY: Sure.

BY MR. BRADBURY: How deep is the pipe going to be?

BY MR. TULLY: Couple of feet in the ground, generally around three feet. There will be a swale on top of it so surface water will be directed down along the top of the pipe and the water that is coming underneath through this culvert will stay in the pipe.

BY MR. BRADBURY: When you are saying leading the water down and shooting it into the property, whose property is that?

BY MR. TULLY: That is our property and down into that.

BY MR. BRADBURY: It will be held into your property?

BY MR. TULLY: That is where it is going now. It is going this way right now.

BY MR. VAN LEEUWEN: What he is trying to do is retain it on his own property, but before he was going to use that as a lot. When he was using it as a lot, he wasn't going to. As soon as somebody buys it and starts moving dirt --

BY MR. BRADBURY: Is that going to effect your property now? Now his property is involved.

BY NICHOLAS JONES: I live at 1089 Route 207, Rock Tavern. I have a presentation I'd like to make already to this. That is just going to create a more of a problem. I have someone here that I'd like to make a presentation. Can we present it now

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or --

BY MR. PAGANO: Yes.

BY DONALD YOUNG: I am the father of Susan Jones. I am a licensed engineer and land surveyor in New Jersey and I have had a business there for over 30 years. I am also licensed engineer in New York State. I have reviewed this proposed subdivision and of the drainage that is going to come off of that subdivision. I have an overlay of the Lanc and Tully map that I'd like to put up there and talk to you about.

BY MR. PAGANO: I will have to leave this to the members of the Board.

BY MR. MCCARVILLE: I have no problem with it.

BY MR. YOUNG: The area that I have shaded in red is the area that is now draining off the subdivision across this property and eventually into the pond of Nick and Susan Jones. This area amounts to about 13.8 acres. Now this area here, now flows in this direction and alongside of this tree line or wall is an indication that the water flows down to this area and out onto the adjoining property and may bypass the pond of Nick and Susan Jones. However, with construction of this road, this entire area shaded in green will now flow down this road, come out through a culvert under the road and then down into this pond. I did some drainage calculations. I am not even considering this area or what they are going to do with the pipe here because that was not shown on the plan that I had. This area right here, and this is going to increase the drainage coming off this property by its, it's almost going to double the amount of water coming off this property. I know the engineer for the developer said this whole area drains 100 or so acres. This property is just under 26 acres. It is evident that the drainage pipes coming under Route 207 is greatly undersized. It is a 24 inch pipe that they show coming under there. The culvert that they show coming under this proposed road is a culvert four foot by six foot. I know probably some of this property on the other side of 207 could be developed at a later date, but --

BY MR. VAN LEEUWEN: No, that belongs to the state, that is for Stewart Airport. Never be developed.

BY MR. YOUNG: I understand from the laws of New York State that you cannot increase the runoff from your property and put it onto adjoining properties which is what is happening here. If I could ask the engineer for the developer, could I ask you a question? When you did the drainage calculations here, did you go into different C values for runoff?

BY MR. TULLY: Yes.

BY MR. YOUNG: The amount of road that you have here, the houses, the driveways, you get a bigger runoff from that than you do from bare grass.

BY MR. TULLY: Right.

BY MR. VAN LEEUEWN: Naturally, we know that.

BY MR. YOUNG: If this area is, you know, not draining through this low area that you have here but you are now going to divert it with a road, it is going to drain into that area. And I think the statement was made at a previous meeting that by developing this property, you are not going to increase the runoff.

BY MR. TULLY: I didn't say that, you heard what I said about it. I didn't say you weren't increasing the runoff.

BY MR. YOUNG: Then you are admitting you are increasing the runoff?

BY MR. TULLY: I said that.

BY MR. YOUNG: I am not really concerned about the 100 acres that is draining to here. This site that is now contributing to this pond, you are increasing the runoff almost double. When I computed what it would take to take this runoff, not including this because if you ran this pipe into this same drainage system, the calculation I had would not be correct. The drainage that is coming off the site now could be handled by a 21

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inch pipe. After the development, you would need a 27 inch pipe. Now again, you were dumping the increased runoff onto adjoining properties.

BY MR. VAN LEEUWEN: They can't carry it out by the bucket.

BY MR. YOUNG: No, but let me ask you something. This is a low area that comes here, runs off the Jones property and it goes onto the adjoining property and following down stream. If you don't do anything to hold it back by retention or detention, by the time you get a mile downstream, these people downstream are going to be inundated. It doesn't seem like much for a 26 acre site, but you are doubling the runoff because of this road and where it is coming out onto this property. And I have talked to people in Albany and your town engineer, you cannot increase runoff and dump it onto adjoining properties. First of all, this pond will not take it. Below this pond is wetland. I walked this yesterday with my daughter and I think that if there was a study done today, this property would be considered wetlands.

BY MR. VAN LEEUWEN: Depends on how large. If it is over 15 acres in New York State, under 15 acres it is not considered wetlands. Over 15 acres is considered wetlands or an adjoining piece.

BY MR. YOUNG: This piece down here is over 20 acres of wetlands.

BY MR. VAN LEEUWEN: And it is not designated.

BY MR. JONES: It is designated.

BY MR. YOUNG: I would think this is wetlands and I walked up through here yesterday. I think part of this could be wetlands.

BY MR. SOUKUP: If you have a designated wetlands and there is a continuous piece similar in nature, it would also be designated, even though the parcel or ownership is less than 12 acres, 12.4.

BY MR. VAN LEEUWEN: They reduced it?

BY MR. SOUKUP: The law was written in the metric

system, 12 hector, which is 12.4.

BY MR. EDSALL: It could be considered to be brought to the D.E.C.'s attention to see whether or not any other adjoining parcels should be included in the designated wetlands.

BY MR. VAN LEEUWEN: We have to ask him to put a holding pond in.

BY MR. YOUNG: We do that every day in Jersey.

BY MR. VAN LEEUWEN: We do it here, too.

BY MR. YOUNG: But Jersey was too late in doing it.

BY MR. VAN LEEUWEN: We have been doing it as long as I have been on this Board, that is 18 years.

BY MR. YOUNG: The problem I have if this is designated wetlands down here, it is now 20 acres and you send twice as much water to it and I am not even --

BY MR. VAN LEEUWEN: With those driveways, I don't think you are going to double the amount, I think you will increase it by 35 percent.

BY MR. YOUNG: According to my calculations, you are doubling it. You see, when you get into drainage calculations, you have to go by a concentration time, how long it takes a drop of water to get from here to here or from here to here. If it is overland flow, you go to a certain amount of calculations, but if it is piped, then it is a lot quicker, which reduces the concentration time, increases the intensity. I have the calculations with me, if the town engineer would like to look at them or from Lanc and Tully but we cannot accept the additional runoff coming onto this property. According to New York State law, I also have this to say. If we have 20 acres of wetlands here with a certain amount of runoff and you are doubling that, suppose five or ten years down the line Nick and Sue Jones decide to do something with their property and because of the increased runoff, the wetlands is increased. Which you can't do too much with, it would not be fair to them.

BY MR. VAN LEEUWEN: It wouldn't be fair. The only thing we can ask them to do is put a holding pond.

BY MR. YOUNG: Put a retention pond in this area or if they can get an easement down through the Jones property and across this piece of property, and I don't know whether you can drain a piece of wetlands, there is a railroad embankment down here and there is a culvert goes under there. You can drive the trucks through, but that is the only way it can be acceptable. My daughter and her husband board horses here. They give lessons and their land is wet a good part of the year, but adding more water to it, it is going to make the situation a lot worse. In Jersey, you go through this in every subdivision, you cannot add 2 percent more water or runoff.

BY MR. TULLY: I don't have any disagreement in terms of the increase in water. We had submitted a report to the engineer and I'd ask before any decisions are made he has a chance to review it. I don't believe you can take a 20 acre piece out of the whole thing and analyze it without looking at what is happening in the total water shed. I think our impact is not as depicted by Mr. Young in terms of this overall impact on the downstream properties.

BY MR. VAN LEEUWEN: I think what we have to do is let our engineer look at it.

BY MR. TULLY: This area here does drain across right down through here. This area already goes down into here. That is the natural drainage pattern now. What happens there is a drainage swale through here and a second swale through here. There is two of them, and the one that we were talking about picking up here is this swale right down through here and this water is coming down into this swale here like we show on the map.

BY MR. YOUNG: The point is that swale at the end of Scheafe's land doesn't go into the pond. It bypasses.

BY MR. TULLY: I think this water eventually winds up in the pond. If it is not in the pond, it is in

the designated wetlands, but it is all flowing down through here. The other thing is in terms of retention, I have done other work in the town. You have to make an analysis of the significance because every project has an increase in runoff and I don't believe it's been your position to require retention basins on every subdivision that you have in front of you. It hasn't been my experience with you in the past.

BY MR. VAN LEEUWEN: We haven't had one with quite these problems.

BY MR. TULLY: I think we have done things such as elimination of lots and trying to assist other neighbors in these drainage problems. I'd ask to take time to look at what we have done.

BY MR. VAN LEEUWEN: As far as I am concerned, we are not making any decisions tonight.

BY MR. TULLY: We are increasing the runoff of our property. There is no way that we can help doing that. That is the nature of the beast when you build anything.

BY MR. VAN LEEUWEN: There only one other question I have. Where that road comes out on Bull Road there is a neighbor about 150 feet and those lights are going to shine right in his house. Anything we can come up with that would kind of prevent that? Get together with him, maybe put up a row of shrubbery?

BY MR. TULLY: If it is agreeable, we can plant some evergreens opposite on their property, if that is something they'd like to do.

BY MR. YOUNG: You stated that the, there is probably 100 acres that drains.

BY MR. TULLY: 150 acres.

BY MR. YOUNG: And you are a little insignificant parcel.

BY MR. TULLY: We have looked at the entire water shed.

BY MR. YOUNG: I really don't care about that. There is only a 24 inch pipe coming down onto, under Route 207 and there is something going to be done on the north side of 207, then they cannot increase the runoff more than that 24 inch pipe coming under 207.

BY MR. TULLY: That land is owned by the State MTA and any development of that property is --

BY MR. PAGANO: Look, we are getting into technical engineering studies. What I'd like to see, possibly could you put your comments down on paper besides what we have? You know, recorded here, and we will make sure that our town engineer gets them and with the input of yours we will work something out.

BY MR. YOUNG: I realize this is only a small percent of the total drainage area, but if you let everybody develop their property and dump water to the neighbors, you are going to have a bunch of swampy lands.

BY MR. PAGANO: Your points are well taken and enlightening. I appreciate it very much.

BY MR. VAN LEEUWEN: I make a motion to close the public hearing.

BY MR. JONES: My name is Nicholas Jones. I live at 1089 Route 207. When I first purchased my property, I was able to ride horses and walk around the pond. Now that this first development has gone in, one end of my pond is flooded. You can no longer walk around it or ride a horse around it. The other end was washed out. What is my retaliation? I have to take fill and keep patching. With the first situation, it has increased the flow enough to wash out my pond. It's infringed on me. What about the septic tanks? There is talk of leechfields. I'm not sure what is going on. What about contamination? I eat fish out of the pond. My horses drink out of the pond. I swim in the pond. My right to live is the same as Mr. Scheafe's, so what is my retaliation?

BY MR. VAN LEEUWEN: It is up to your attorneys.

BY MR. EDSALL: Before we lose out on information, Mr. Young, is there anything else besides what you have got there, as far as attachments, calculations, that we can get because we have two professionals that are submitting information to the Board that have vast differences in your opinions, and for us to review it, I want to have complete information from both of you so we can review both reports and then comment accordingly. I don't want to have to rely on the minutes.

BY MR. YOUNG: I don't think we are in disagreement. The engineer for the developer thinks he can add it and let it go. I think he has agreed that there's been an increase in runoff.

BY MR. EDSALL: I get the impression there is quite a difference in your opinions.

BY MR. PAGANO: Anyway, can you please give comments to Mr. Edsall?

BY MR. BRADBURY: Remember, we were talking about the wells. What is the story with that, because this was brought up last time, since he was adding 17 houses. Is that going to effect the well situation?

BY MR. TULLY: We, Mr. Scheafe went around and talked to some of the neighbors. Your neighbors on Scheafe Circle. Spoke to Mr. Steg (phonetic) and Mr. Ziegler and Mr. Steg has 280 foot well, 90 gallons a minute and Mr. Zeigler has 120 feet, 56 gallons a minute. Hoffman has 190 feet, 50 gallons a minute, which are all very high yielding wells. They had information that they were able to provide us. They don't claim to have any problems with their wells. I would ask if you have got information from your well driller to give it to us. I am not trying to -- but those are the people we spoke to. Mr. Scheafe was familiar with them.

BY MR. BRADBURY: One is an employee of Mr. Scheafe.

BY MR. TULLY: If you tell me you drilled your well, I will contact the well driller and find out from them, but some of the problems you described such as loss of pressure in your house is not a

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well problem. That is a plumbing problem in the house, so there is problems that you might have that isn't due to your well.

BY MR. BRADBURY: One of them is a person that works for him that you spoke to. The other one I don't know how he spoke to him, he is in Florida for the last two months.

BY MR. TULLY: He may have spoken to the well driller.

BY MR. BRADBURY: The other one is the neighbor to the one that works. I know my house and I know the one next door to mine pressure is also completely, like you are saying, I have to find out what it is, who hooked it up. I don't know if John has the same problem with pressure.

BY MR. TULLY: Pressure is not a well problem.

BY MR. BRADBURY: How is that going to effect adding 16 houses?

BY MR. VAN LEEUWEN: You have that kind of aquifer underneath. If you have 50 and 90 gallons a minute, you can take care of a whole development with 50 houses with that one well. What kind of a pump do you have, submersible pump or above ground pump?

BY MR. BRADBURY: Submersible.

BY MR. VAN LEEUWEN: There is something wrong if you don't have pressure. If you run out of water, it is either the pump isn't deep enough, because I went through a problem like that.

BY MR. BRADBURY: I have water but the pressure is very low.

BY MR. VAN LEEUWEN: Maybe your plastic bag in the tank is bad. That would cause it. I have run into that problem because I have two of them.

BY MR. SOUKUP: The piping could have a hairline crack that allows the suction to be broken.

BY JAMES SCHEAFE: I live on Route 207, Box 21.

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Referring to your pump problem, there is 25 different things that could cause a loss of pressure. You know, if you had somebody, have you ever had somebody come and look at the system?

BY MR. BRADBURY: You guys put it in.

BY MR. SCHEAFE: Have you had us look at it?

BY MR. BRADBURY: You screwed it up the first time and you had to come back again.

BY MR. PAGANO: We are not ending the public hearing. We are going to close it right now. We are going to close it.

BY MR. YOUNG: In Jersey when you get preliminary approval, you have already gone through the perk and test holes. Up here, when you get preliminary approval then does the state come in and do the perk tests and test holes with the developer?

BY MR. VAN LEEUWEN: County comes in.

BY MR. EDSALL: County witnesses them.

BY MR. YOUNG: I have questions after walking that property yesterday whether some of the lots could support a septic system.

BY MR. VAN LEEUWEN: That is up to the County and I will tell you they are tough, believe me, I know.

BY MR. YOUNG: Will we be notified of another continuation?

BY MR. VAN LEEUWEN: This is the last public hearing.

BY MR. YOUNG: If the plan isn't corrected, we have no recourse?

BY MR. VAN LEEUWEN: We have taken your comments.

BY MR. EDSALL: Are you going to close the public hearing tonight?

BY MR. PAGANO: Yes, we are.

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BY MR. EDSALL: Any correspondence should be directed in writing to the Board and it will be considered. There will be other public meetings, but not any other public hearings.

BY MR. PAGANO: There will be no more advertisements.

BY MR. MCCARVILLE: The agenda is published in the town hall.

BY MR. VAN LEEUWEN: Mr. Jones, I live on Beattie Road. You can call me any time you want.

BY MR. JONES: I think one of your relatives did some dozer work for me. He comes from Middletown.

BY MR. VAN LEEUWEN: Yes, my brother. I live on Beattie Road. Just let me know if you have any questions.

BY MR. YOUNG: Suppose there are changes made as far as the retention or detention pond, am I allowed to get up at the meeting and if I don't agree with the calculations, discuss them or is it just --

BY MR. VAN LEEUWEN: We never lock anybody out.

BY MR. PAGANO: We are concerned about the neighbors. I think what the, unless you have some specific input to tell us what you want to do.

BY MR. VAN LEEUWEN: We are here to do the job for the people of the town and the property owners and we have to make everybody happy.

BY MR. PAGANO: I think what the gentleman is trying to say is that, and I have a concern myself, is that depending on the engineer's, Mark's review of the calculations submitted tonight, which are two different drainage viewpoints, maybe not so much on the facts as much as it is on the evaluation on the impacts from those facts there may be a substantial change in the plan and the plan we are looking at tonight may not be the one that is suitable for preliminary approval, may have to be changes to it. Might be to the advantage of the applicant to leave the hearing open in order to

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allow them to submit a revised map before preliminary is closed.

BY MR. VAN LEEUWEN: I wouldn't go for that. I want to close the public hearing.

BY MR. PAGANO: Then the applicant may not have a chance to submit a map.

BY MR. TULLY: If you deemed it necessary to have another public hearing, we'd go through the process again if you felt it was necessary.

BY MR. SOUKUP: If there is a substantial change in the map, then another hearing will be required.

BY MR. YOUNG: And the people will be notified again.

BY MR. VAN LEEUWEN: Yes.

BY MR. PAGANO: We are going to close the public hearing on the Scheafe property.

BY MR. VAN LEEUWEN: I make a motion to close the public hearing.

BY MR. MCCARVILLE: I will second it.

ROLL CALL:

McCarville:	Aye.
VanLeeuwen:	Aye.
Soukup:	No.
Dubaldi:	Aye.
Lander:	Aye.
Pagano:	Aye.

AS OF: 09/18/89

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CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 13

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
89-13	25594	04/25/89	TIME	NJE	MC SHEAFE	60.00	0.50	30.00			
89-13	25905	04/25/89	TIME	NJE	CL SHEAFFE/REV COMMENTS	19.00	0.50	9.50			
89-13	25598	04/26/89	TIME	NJE	MC SHEAFE	60.00	0.20	12.00			
								=====	=====	=====	=====
					TASK TOTAL			51.50	0.00	0.00	51.50
								=====	=====	=====	=====
					GRAND TOTAL			51.50	0.00	0.00	51.50

State of New York
County of Orange, ss:

Everett Smith, being duly sworn

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the Town of New Windsor, County of Orange, State of New York will hold Public Hearing at Town Hall, 555 Union Avenue, New Windsor, New York on February 14, 1990 at 7:30 p.m. on the approval of the proposed subdivision of Lands of Wayland Sheafe located off Bull Road and N.Y.S. Route 207, Tax Map No. 29-1-48.5. Map of the subdivision of Lands is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

By Order Of
Town Of New Windsor
Planning Board
Carl Schiefer
Chairman

disposes and says that he is
President of the E.W. Smith
Publishing Company, Inc. publisher
of The Sentinel, a weekly newspaper
published and of general circulation
in the Town of New Windsor, and that
the notice of which the annexed is
a true copy was published once

in said newspaper, commencing on
the 25 day of Jan A.D., 1990
and ending on the 25 day of Jan
A.D. 1990

[Signature]
Subscribed and shown to before me
this 29 day of Jan, 1990

Mary E. Fordenbacher
Notary Public of the State of New York
County of Orange.

My commission expires _____

MARY E. FORDENBACHER
Notary Public, State of New York
Residing in Orange County
No. 4718013
Commission Expires March 30, 1991
2-28-91

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NEW WINDSOR PLANNING BOARD MEETING
TOWN HALL

WEDNESDAY, FEBRUARY 14, 1990, 7:30 P.M.

MEMBERS PRESENT:

Carl Schiefer, Chairman
Dan McCarville
Henry VanLeeuwen
Carmen DiBaldi
John Pagano
Vince Soukup
Ron Lander

ALSO PRESENT:

Mark Edsall, P.E., Planning Board Engineer
Michael Babcock, Building Inspector
Andrew Krieger, Esq., Planning Board Attorney

MINUTES:

BY MR. VAN LEEUWEN: I make a motion that we
approve the January 10, 1990 minutes.

BY MR. MCCARVILLE: I will second that.

ROLL CALL:

McCarville: Aye.
VanLeeuwen Aye.
Pagano: Aye.
Soukup: Aye.
DiBaldi: Aye.
Schiefer: Aye.

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MOBILE HOME PARK ANNUAL REVIEW: Nugent Mobile Home Park:

Mr. James Nugent came before the Board presenting his proposal.

BY MR. BABCOCK: Everything is fine on this park.

BY MR. VAN LEEUWEN: He made a lot of changes. I went down and looked. He moved trailers around two foot over the line. I don't think we should approve that.

BY MR. SCHIEFER: Anyone have any problems with this?

BY MR. BABCOCK: No, everything is fine.

BY MR. PAGANO: I make a motion we approve the extension of the permit for another year on this trailer park.

BY MR. MCCARVILLE: I will second it.

ROLL CALL:

McCarville:	Aye.
VanLeeuwen:	Aye.
Pagano:	Aye.
Soukup:	Aye.
DiBaldi:	Aye.
Schiefer:	Aye.

BY MR. BABCOCK: The fees have been paid.

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PUBLIC HEARING: SHEAFE SUBDIVISION:

Mr. Art Tully and Nick Profaci came before the Board presenting their proposal.

BY MR. SCHIEFER: I have been asked to remind you that anyone in the audience or before the Board that would like to make any comments on this, please identify yourself and your address so that the secretary can take it down. If you do not have this identification, it will not be entered into the minutes of the meeting.

BY RICH PALCOVICK: (Phonetic) I was wondering if you could use the microphone. We can't hear you.

BY MR. SCHIEFER: One other comment. The beginning of this public hearing will not be open to the public. If you can reserve your questions for when I open it up to the public, we'd appreciate it. First part is a presentation by the applicant.

BY MR. TULLY: I don't have a microphone. My name is Art Tully from Lanc and Tully Engineers. With me is Nick Profaci and Mr. Jim Sheafe, the owner of the property is in the back of the room. The property is located on Route 207 south of 207 and West of Bull Road. It contains approximately 26 acres, this being 207 and this being Bull Road and this being the existing Sheafe Circle. Over here is the Dynamic Plumbing building. Give you some idea where the property is located. The proposal is to develop the property into 17 residential lots for single family homes with one lot or one parcel entitled Parcel A to be conveyed to the existing lands of Dynamic Plumbing which is also owned by Mr. Sheafe. The land is generally open.

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It is rolling hillside. There is a stream which comes from the MTA property under 207 here and comes through the property and out onto the land of Notis (phonetic), I believe is the name. The zoning there is R1, single family residential one acre zoning. The proposal for the houses would be that they would have access to a new road which would be built to town specifications through the property, looping back out to 207 with a short cul-de-sac here. All the roads, excuse me, all the houses would have driveways onto this new proposed road. There would be no continuation of the existing Sheafe Circle, nor would there be any driveways proposed onto that road either. This is a town road. The septic systems proposed would be traditional subsurface. We have done preliminary testing with backhoes, perk tests. We found that the soils there are adequate at this point in time, based on the testing that we have done for septic. The water supply would be by means of individual wells, and as I said, the access would be off of the new proposed town road, internal to the property. Basically in a very brief fashion, that is the proposal to develop the property.

BY MR. SCHIEFER: Any questions from the Board members before we open this? I have one question. What is the diameter to that cul-de-sac? Is that 100 feet?

BY MR. TULLY: No, it is the diameter is 100 feet, the radius is 50 feet.

BY MR. SCHIEFER: The town highway superintendent has kind of asked us if we could get 110 feet.

BY MR. TULLY: No problem. I can do that.

BY MR. MCCARVILLE: Lot 13, purpose of the apparent 50 foot right of way?

BY MR. TULLY: Existing strip of land that is there now. This is the boundary of the property. It comes down here and back in again it was left,

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I think when these lots were subdivided, I am only guessing, we are not involved in that subdivision.

BY MR. VAN LEEUWEN: I remember doing the subdivision.

BY MR. TULLY: I think it was left as a possible extension of this cul-de-sac into this property. However, when we were out doing the analysis of the site in this area, it is relatively low and wet and it doesn't make sense for us to continue the road into here, when there is really no intention for building anything there.

BY MR. MCCARVILLE: Thank you.

BY MR. SOUKUP: Any designated wetlands other than the New York State D.E.C. mapping?

BY MR. TULLY: No, there were not. The nearest wetlands we found were further to the south.

BY MR. SCHIEFER: There is a stream going through there now.

BY MR. TULLY: There is a water course. I think it dries up at certain times of the year, but yes, coming through here there is a water course that comes in and we have indicated on the plan right down through here.

BY MR. PAGANO: Can you explain to me a parcel, what is Parcel A?

BY MR. TULLY: Basically a bulk transference of property to this lot. It will not create a new lot. The lot line that is here would be moved over to here, and this land would become part and parcel of this. If we give more room, as you can see, what is happening, we have got a house and a pool and some outlying buildings. We want to make this a conforming lot, so as to not create a new parcel, simply a lot line change, but we have to go through the subdivision process in order to

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accomplish that.

BY MR. PAGANO: I may have a problem. You are not showing a septic.

BY MR. TULLY: It is not proposed building lot. We are going to file concurrent deeds, then the line won't exist. This tax map parcel here will have its lot line moved over and this will, this line will no longer exist.

BY MR. PAGANO: I am going to ask one of the other Board members, maybe a little bit more familiar, how are we going to work this out here. We are putting a horse before a cart at this point because he is not showing the septic fields on a subdivision and each lot has to be assigned.

BY MR. SOUKUP: He only needs a septic system where he is proposing a building lot. What he is proposing is to put it with an existing house, existing lot, and not create a new building lot. Therefore, he doesn't need a septic system, as long as we in some way guarantee that the parcel is indeed incorporated in the adjacent parcel and that the common deed is filed, so that it doesn't fall out in a grey area by the tax map department. The real secret is I say that to be guaranteed in some form or manner that a common deed be filed for the existing lot and the new part being added to it.

BY MR. PAGANO: Any approvals we are going to give would be subject to?

BY MR. SOUKUP: Not on a building lot.

BY MR. VAN LEEUWEN: That is why he is asking for a lot line change, not a real big deal. It is a simple matter.

BY MR. SOUKUP: Not included in the subdivision usually done.

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BY MR. VANLEEUEWEN: That is what is confusing.
Other towns might do it a different way.

BY MR. MCCARVILLE: Proposed electric underground?

BY MR. TULLY: Yes.

BY MR. SCHIEFER: I will open this for questions
from the public. When I ask you to stand up,
state your name and your address, please.

BY ED BRADBYER: (Phonetic) You were saying
something about a stream coming down the middle of
the land that is there right now. There is
another stream that comes behind my house right on
the corner lot, goes up, see that house right
there, the one that you are building, come up one
right there, come over a little bit to the left,
that house there is a stream right behind there on
the dark blue line.

BY MR. TULLY: Down there?

BY MR. BRADBYER: Yes, where are the people going
to be getting their water from with the wells that
you are going to be putting in?

BY MR. TULLY: They'd be getting it from wells
drilled on the lots.

BY MR. BRADBYER: Won't that interfere with ours?

BY MR. TULLY: The water from these wells, I don't
believe so, no.

BY MR. BRADBYER: What about the runoff?

BY MR. TULLY: There is drainage proposed in the
street here, catch basins and piping that would
carry the water that is coming here in this
direction down to a culvert here and piped into
this stream.

BY MR. BRADBYER: What about the houses down

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towards the bottom?

BY MR. TULLY: There is no proposal to do any construction here and this road would probably cut off the water that is coming from 207, would probably be intercepted by this road here and the drainage here, so that the water coming in this fashion would be picked up here and piped in this direction and down.

BY MR. BRADBYER: We are getting a runoff right now from whatever is there going down in this man's yard.

BY MR. TULLY: What we are doing here is not in any way increasing the amount of water that you are going to be getting here.

BY MR. BRADBYER: How can you guarantee?

BY MR. TULLY: With the catch basins and piping the water that is here now is being picked up in this direction right now. It is flowing over land this way right across this whole area and we are in effect putting in a cutoff right here.

BY MR. BRADBYER: What is stopping it from the bottom part?

BY MR. TULLY: There is no construction, nothing being built here beyond these houses.

BY MR. BRADBYER: Where is the septic system?

BY MR. TULLY: There is one septic system here.

BY MR. BRADBYER: Where is the other one?

BY MR. TULLY: In here.

BY MR. BRADBYER: Isn't that going to be going towards the bottom?

BY MR. TULLY: Subsurface, it is not flowing on

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top of the ground.

BY MR. BRADBYER: We live there. He gets the bulk of it right here. Isn't that what you are talking about putting more houses there?

BY MR. TULLY: I don't believe it will.

BY TOMMY TERRI: (Phonetic) I live at 296 Bull Road and I have been living there for over 20 years or more. Now that you are going to build 17 houses that is not going to take it because first place, that is the shale and the water can run anywhere. You are going to be drinking from the cess pool. They really has it now there is a man has it, there is a man has it, that is not going to work with all these houses and with all that shale because the houses doesn't have a basement. You can't because it is all rock. I work the land, I farm with Congelosi and I know I am an old man, 70 years old.

BY JOHN GADOT: (Phonetic) I live at 8 Sheafe Circle. I live at the end of the circle. I have lived there for two years. I have had problems with the septic for two years. You are talking about a stream going down through the middle of the land. I have a river going through the back of my backyard when it rains and in the spring a river, you know, leach fields like you say, it is all shale. I have gone back there and looked. You can see the shale with the problem with the leach fields. Now, I mean, you are going to have more leach fields there. You are going to be, you know, all the stuff is going to be coming out, running down the hill into my backyard. It smells bad as it is now. Almost every house on the back has problems with the septic as it is now, different builders, so you can't say it is just one builder. The wells, 17 houses, a lot of houses there, you know, already a couple of people said they have been having problems. They don't have as much pressure as they used to have when they first got there. Like I said, the river in

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the back and the stream all summer doesn't dry up in the summer, keeps coming down. I know I think 17 houses is too much.

BY MR. SCHIEFER: Thank you.

BY MR. VAN LEEUWEN: Art, can you tell me, from Bull Road down to the corner from Lot 17 to Lot 14, down below the bottom line, what is the pitch from Bull Road to the --

BY MR. TULLY: Elevation here in Bull Road is about 504 elevation and we get down to here it is a 470, so there is about 35 or 40 foot drop from here.

BY MR. VAN LEEUWEN: So these people don't have any worries, can we put a blind ditch in the back there and bring it out to the other, follow what I'm trying to say?

BY MR. TULLY: Yes, from here to here right on across.

BY MR. VAN LEEUWEN: Into this low area and down here and that will take care of all the water problems. This will take care of the water here and this will take care of the water from here to here and your problems are over, you will dry up this land and these people won't have any problems.

BY NICHOLAS JONES: I live at 20 Route 207 directly adjacent to this proposed subdivision and I own 130 acres. My wife might have to come in with me a little bit. She has been doing a lot of the phone work. She talked to Lanc and Tully to try and get a map and Nick refused to give his last name, said there is no need, there is only a proposal. You don't have to worry about the drainage, it won't cause any excess in water flow. Now I am not an engineer. You don't have to be an engineer to know that any development increases drainage flow. Now, can I come up and show you a

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map that I have? I could have, that is a map of my property done by a licensed New York surveyor who happens to be my father-in-law. We tried to get a map for review. This could have been done to scale but all this proposed drainage and nice drainage he proposed there will lead right out to my property. I now have a pond that overflow because of Sheafe Court. I don't know if they have catch basins or so. That pond is part of a wetland. We have been in contact with wetlands people to try and find out increasing the rate of flow. There is a New York State law which I am sure that your engineer knows that you can't increase the rate of flow onto adjoining properties. It is great, let's dump it into that stream and send it down to Jones' place. I have a drainage problem now. I have talked with, my wife has talked with people. She has been able to do the phone work. I have to keep working to pay the taxes. Kevin Sumner (phonetic) from the Soil Conservation Department says a five or six acre parcel which I believe would run through those two bottom lots which is classified as A.C., I have Orange County Soil Conservation book if you'd like to take a look, A.C. is poor for on site septic systems. Leach fields, you know, will not increase it. Water table on this A.C. terrain is at or near surface most of the year. I farm the adjoining property there. We turn up a lot of shale with the plow. We have been always turning up a lot of shale. I get drainage from all sides of 207. This would be a great detriment to me and to state designated wetlands without a doubt. Let's just send it down the stream, down to the next property. It doesn't sound like engineers talking to me.

BY MR. SCHIEFER: I can help you immediately on one thing. If the developer will not give you a map and I find that a little difficult to understand, may well be true, we have plans in the town hall on this project and these are open to you any time you care to see them. The rest of the concerns I am not commenting on now.

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BY MR. JONES: I don't know what, was there ever an impact study done on this drainage impact study?

BY MR. EDSALL: Not been a drainage report submitted to date.

BY MR. JONES: I have also heard state quality review system when state, any project which disturbs more than ten acres of land has to go to the State Environmental Quality Review for it. If the town has undergone this review, I have no notice of it, of any impact study done on my property. How will this affect my property? I understood that the town can oversee this if they feel that the drainage is not going to create a problem anywhere and then take on the responsibility.

BY MR. SCHIEFER: It will go beyond the town. The County Health Department has to look at this and the comments that you are making, they will definitely look into, so not only be a town decision, the town will be involved and the county will be involved, whether or not it goes to the state, I am not certain.

BY MR. JONES: Okay. Also, who, now you say you never heard of a map being refused. The map was refused to me.

BY MR. SCHIEFER: I am not challenging you. I am making one available to you if you want it.

BY MR. JONES: You can make it available because how do I have to get the map?

BY MR. SCHIEFER: Come to the town hall. Go to the building department. As a matter of fact, if you want one of these, take it.

BY MR. JONES: Okay. Seems Nick who didn't want to identify himself on the phone makes me wonder as to, you know, what is the big secret why nobody

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wants to pass out a map.

BY MR. SCHIEFER: I don't want to get into that, but they are available to you.

BY MR. JONES: I don't know if the Board would like to see the map I have, not to scale, which shows my property and the pond and the wetlands directly behind it that this stream just happens to pass through.

BY MR. EDSALL: You may want to get clarification on record, any time there is a public hearing advertised legally advertised and set by the Planning Board, plans are made available at the town hall for review of the public. If it only affects a small number of adjoining property owners, many cases it is possible to give maps out. If you have 30 or 40 involved adjoining property owners, it becomes very difficult to hand each one of them a copy of the map. Individual cases, the chairman will make arrangements to get maps to the people, but it is quite difficult to make the applicant, the applicant turns in 14 now just for the town.

BY MR. TULLY: Mrs. Jones spoke to my office. We made her aware that maps were available at the town hall. We don't make a practice of mailing out maps for everybody that calls and asks for one. There was 14 here available for everybody.

BY MR. EDSALL: If anyone does want a map for a particular subdivision, they should get a hold of the Planning Board secretary and if special arrangements can be made with the chairman at that time, it can be considered.

BY MR. SCHIEFER: Let's not get hung up on the maps. They are available if you want them any time in the future anything that is being considered by this Board, the maps are available to the public here in the town hall and the way you get them is the developer doesn't want to get them. It is

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understandable, they are available through the Building Department. Mr. Babcock, come in and ask him and he will get you a copy for inspection purposes. Arrangements could be probably made to have copies of you really need one, come to me and I will see that you get one.

BY MR. JONES: I have another problem. If you take the excessive amount of water and dump it off, my property has a big drainage problem to start with. It has designated wetlands by the state. There is an abandoned railroad bed which runs through which slows down the drainage, adjacent farm to me has a drainage problem. I can't see how you can take 18 home sites and reroute the water and dump it in the stream and have it go through somebody else's property. Even if, you know, you put this thing, you save these guys on Sheafe Court, I already have excessive drainage from that and there are now culverts or anything to my knowledge on that. That speeds up, you know, speeds up the water flow which you are going to put a direct drain right in my backyard.

BY MR. SCHIEFER: We will note your concerns.

BY LINDA NODIS: I own adjacent lands to the subdivision to the south of, I believe it is the lot number 13. The water of course will drain on our property first. I would suggest that that lot is really too wet to build on. Maybe it is a good place for a holding pond. The other thing is on Route 207 where the curb is in the road to the left, it is a very dangerous spot to drive as it is now. When you are driving from east, from west to east, you can't see around the curve and people, it is just people sometimes pass, start passing up by Bull Road and it is a dangerous area. I believe that if I say anything else would be redundant, so --

BY MR. SCHIEFER: Thank you.

BY MR. MCCARVILLE: That road where the road comes

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under 207 is that 255 foot visibility to the west, is that correct?

BY MR. TULLY: In this direction here, no, it is going to be 255 is the lot dimension. The actual visibility is going to be in excess of 500 feet. We were out with the DOT and this area was selected as being the best location for the intersection for a road coming out of this property by the DOT engineers and ours in addition to that. This area that is shaded here on the map will be regraded so that the site distance at this proposed intersection will be increased by cutting back the side of this hill here that you mentioned so that you can look in both directions as you come out of the road. In addition, the comment that you had and I think the previous gentleman had, in regards to this area here, there is a problem with the soils in this area and we have done soil testing. We found that there is a wooded area here that comes up and back around again that is predominantly low and wet and our soil testing beyond that area, in other words this area here and here, we found suitable soils and then this, in this area here which was higher and to the side of it, we found suitable soils. We have avoided this area for a number of reasons including the engineer's comments, town engineer's comments. We have to stay out of this as part of the town's regulations in terms of zoning. We can't build in low, wet areas to begin with. These were designated by the town as an area to avoid. These are sized larger lot number 13 is almost four acres in size. This lot here is approximately three acres in size and this one here is about two acres, so we have made these lots bigger to take into account this poor soil in the back.

BY THOMAS COLASANTE: (Phonetic) I live at 787 Route 207, just east of Bull Road. First thing, that road that you have proposed, would you mind pointing out Maple Road for me? Where exactly would Maple Road show up on that map?

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BY MR. TULLY: Well, if you look, this is one that is abandoned. It is just about opposite where this road is going to be.

BY MR. COLASANTE: There is no way you are going to get 500 foot distance looking around that turn. I have been living in this area at this house for 17 years. I know this property fairly well. I have a problem with water and my neighbors have problems with water, especially since they built two houses on Vance Drive just east of your proposed development, on the hill above myself and Mr. Terri. Two houses created more problems than I know what to do with now. This land has a very high water table. You are going to have serious problems with the septic systems and as far as water goes, my next door neighbor and I don't see him present, Mr. Polden (phonetic), he has been having constant problems with his well ever since I have known him. You go dumping 17 wells in the grounds and you will end up with a situation like we have in Monroe. You are going to lower the water table somehow and you are going to ruin our wells and you have septic, not to mention the increased traffic and our overcrowded schools. There is a lot to be thought of before any proposal is pushed through. I am against this proposal.

BY MR. SCHIEFER: Any other comments? I am definitely hearing drainage problems, effect on septic systems and possible pollution of wells. I am not trying to belittle this, believe me. We are taking into account everything. Any other concerns?

BY MR. BRADBYER: What kind of houses are they going to put in there?

BY MR. TULLY: No idea.

BY MR. BRADBYER: Same type as on Bull Road?

BY MR. TULLY: I don't know. I can't make

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statements right now on that. Mr. Sheafe is not a home builder and we have nothing to do ourselves as engineers with the project.

BY MR. BRADBYER: Something brought to that effect when that gets taken in here with houses that are worth \$200,000 if they are going to put something that is worth \$100,000, that is going to bring the value of our area down. There is two houses next to the farm that have been sitting for a year and a half because they have water problems. The only way they are going to sell that is if they have a dry summer where the people are blind, come on, let's be realistic.

BY MR. TULLY: The town has certain restrictions on the size of homes. I don't believe that the town has any restrictions on terms of its zoning, saying what kind of home has to be built on a particular lot.

BY MR. GODAT: Is there a restriction on the size of the home?

BY MR. TULLY: The minimum size of it, these are not going to be inexpensive lots. I am sure that if somebody has got the wherewithall to buy one of these lots is going to put up a house that goes with the value of the lot.

BY MR. BRADBYER: Two houses bought on Bull Road that had been there a year and have, they have been on the market because of the water problems already.

BY MR. TULLY: We might be talking about two different things. I don't know if water problems have anything to do with the house.

BY MR. BRADBYER: Water problem is the biggest thing, plus you are putting a road that is going onto Bull Road and onto 207, I mean 207 is bad enough as it is and now you are going to have more traffic going out onto Bull Road. Why does it

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have to be an exit onto Bull Road, why can't both go off 207?

BY MR. SCHIEFER: There is another concern, the traffic.

BY MR. BRADBYER: You are talking traffic flow coming down there. It is a lot. It is going to make it, make Bull Road like 207.

BY MR. MCCARVILLE: Just a point on the housing. The town code specifications is 1200 square foot on the housing.

BY MR. SCHIEFER: Minimum 1200 square feet so --

BY MR. BRADBYER: It is a shack, most of the houses are 2500 square feet.

BY MR. MCCARVILLE: Basically the town code says 1200 feet and that is it. They don't specify whether it is stick built or if it is modular, but the Board, we can't do anything about that one way or the other, nor is it the designer's responsibility.

BY MR. GODAT: With the traffic on Sheafe Circle there is approximately 14 children that live on that block. Now, if this thing has to go through, can they change that street down the middle going into 207 so we can eliminate some of the traffic and give some safety to our children?

BY MR. BRADBYER: Doesn't the exit have to go onto Bull Road? Why should it go onto somebody else's house?

BY MR. SOUKUP: Where does the school bus stop? Is it on Sheafe or Bull Road?

BY MR. BRADBYER: On Bull Road at the intersection with Sheafe Circle and also with that road it goes right into Terri's house, right opposite that. Why can't they have it onto 207, why, there are no

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houes, it has got the buffer zone for DEC, why should it have to go into somebody else's house, I mean at night the headlights are going to be right in his house. Put it onto 207 where there is nobody there to bother it.

BY MR. SCHIEFER: There is another gentleman wanting to make a comment.

BY MR. TERRI: I have great-grandchildren. What am I going to do? I moved here, too. God bless Mr. Sheafe, but I tried to buy five acres from you and you told me you were going to sell your land and leave town. Now I am going to be stuck there for the rest of my life. Sure, you are going to move. What are these poor people going to do? They are going to be looking their little kids. You don't care, but I do. They are going to, they are going to be drinking out of the cess pools, that is not right.

BY MR. SCHIEFER: If you have any questions address them to the developer or to the Board, don't take any personal matters between yourself.

BY MR. TERRI: I'm sorry.

BY MR. SCHIEFER: Again, I am not trying to belittle what you are saying. Just keep this a little bit orderly and address it to the Board.

BY MR. TERRI: Okay.

BY MR. SCHIEFER: Any other comments?

BY MR. VAN LEEUWEN: I make a motion we close the public hearing.

BY MR. JONES: Is there any way to, that I can be informed of the next meeting, or is the next meeting going to be a closed meeting?

BY MR. SCHIEFER: There is never a closed meeting.

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BY MR. BRADBYER: Well, will we be informed?

BY MR. JONES: Like we were.

BY MR. SCHIEFER: You will not be formally informed unless there is another public hearing. The agendas you will probably have to keep track with us or get some kind of -- there will not be a formal notification unless there is another public hearing.

BY MR. MCCARVILLE: Our meetings are the second and fourth Wednesdays. The Planning Board meets on the second and fourth Wednesdays.

BY MR. GODAT: Can I make a motion to have the owner of the property or the engineer inform us on any developments and the progress of this proposal?

BY MR. SCHIEFER: No.

BY MR. VAN LEEUWEN: That is not part of the law.

BY MR. GODAT: What about on good faith will the engineer make an agreement or Mr. Sheafe on his good faith make a statement saying that he will keep us informed?

BY MR. BRADBYER: What happens one day we turn around and they start building?

BY MR. SCHIEFER: I really suggest that you keep in touch with the Planning Board or the building office and when this item comes up on the agenda, you will know. It will mean one phone call every two weeks. What you are suggesting, requesting him to do that, fine. But if it doesn't happen we have no control. However, we do know at least ten days ahead of time what is going to be on our agenda and if you will make a local phone call into us, you can be advised and you can come here.

BY MR. BRADBYER: I am asking for a public, would

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you say anything publicly Mr. Sheafe, or Mr. Tully?

BY MR. SCHIEFER: I'd rather not. That is out of order. If you want to carry on a discussion with him afterwards fine, but we will give you as much information as we can.

BY MR. BRADBYER: What is the next step here? What goes on?

BY MR. SCHIEFER: The next step, we will close this public hearing. If there is any more comments from the Board and the developer, we will take all of these comments into consideration and see if he wants to do anything about it. Then he has to come back to our Board for the comments and believe me, we are listening to what is being said.

BY MR. BRADBYER: When is he projecting to start building there?

BY MR. TULLY: Start building, probably no earlier than next year.

BY MR. BRADBYER: '91?

BY MR. TULLY: Yes.

BY MR. BRADBYER: He is going with all the houses and a certain amount?

BY MR. TULLY: He is not the builder, so I don't know.

BY MR. VAN LEEUWEN: It is up to the County Board of Health.

BY MR. TULLY: We would get approval for all 17 and it might be filed in phases or they might all be sold at once. We will know that as we go through the process.

BY MR. SCHIEFER: There is going to be quite a delay just by going to the County Board of Health. That is not a quick process.

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BY MR. BRADBYER: Why does it have to be 17, why can't it be ten?

BY MR. SCHIEFER: We will consider that, sir.

BY MR. VAN LEEUWEN: I make a motion we close the public hearing.

BY MR. SOUKUP: Before you call that motion, I'd like to table it and I'd like to request that the public hearing be left open so that additional information be provided to the Board by the applicant. Tonight's hearing has brought forward some questions that have not been fully addressed, drainage being the major one. I'd like to give the applicant an chance to submit additional data in 30 days.

BY MR. VAN LEEUWEN: I will second that motion. I agree.

BY MR. SCHIEFER: We are saying the next meeting you don't have to bother. This will not be on the agenda and at the next meeting check next month, we are going to ask the applicant to come back based on what we are hearing. This is not going to be approved the way we see it. There may be some improvements made on the drainage. We want to have this addressed.

BY JOHN PETRO: You said you are going to continue the public hearing. Maybe between you and the engineer set a specific date could be 30 days or if he feels he needs more time, could be six weeks. That way everybody will leave the meeting.

BY MR. TULLY: We will be happy to come back in 30 days.

BY MR. SCHIEFER: Okay, then this is, so this will be March 14th. Does anyone have a problem with extending this public hearing into March 14th? If not, I will ask Mr. Babcock to put that on the agenda, public hearing on that date, that will give the applicant time to answer questions. That will give you another chance to get any new concerns that have not already been brought up.

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BY MR. PALCOVICK: I live at 32 Park Hill Drive. I'd like, nobody asked how wide these roads are. In the past, my understanding was that the roads in the town were supposed to be at least 50 foot and I measured mine at 25 feet and I'd like to make sure that it is supposed to be 50 foot, they make them 50 foot.

BY MR. SCHIEFER: The roads will not be 50 foot. There are very few town roads 50 foot. The right of way will be 50 foot.

BY MR. PALCOVICK: What size?

BY MR. SCHIEFER: They will be to town specifications. They have to be to the town specifications.

BY MR. EDSALL: 30 feet curb to curb.

BY MR. SCHIEFER: Then ten foot either side, which most people assume the own and they don't. It belongs to the town.

BY MR. PALCOVICK: That is my point.

BY MR. SCHIEFER: If the town took all the property they own, a lot of the people's lawns would disappear, but there is 50 foot minimum right of way. I'd like to table the public hearing until the next meeting and at that time we will close it to comments from you people. We will see some of you again in 30 days and also give the applicant a chance. Any other questions from the Board before we end this matter for the evening?

BY MR. SOUKUP: I'd like to just see how the Board feels about the drainage question. I think there are one or two options open to the applicant. We should give them some option. One is downstream drainage study to show that there will not be any impact or if in fact that study shows there is an impact, an alternative method within the subdivision to mitigate that impact. Those are the two normal methods to be considered. I think the applicant should be prepared to answer that

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within 30 days, either of those seem to be the direction in which he will have to go.

BY MR. PAGANO: I'd like to check the road sight distance as this is a concern.

BY MR. SCHIEFER: I am also going to recommend that this Board, between now and the next public hearing, go out and visit this site, take a look, see exactly what this looks like, check the sight distances from the entrance and see what the impact will be in the leveling where the road comes out on 207. Okay, if that is it, we will then end this matter for the evening. Gentlemen, thank you.

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STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, N.Y. 12550

Albert J. Bauman
Regional Director

Franklin E. White
Commissioner

January 18, 1990

Town of New Windsor
Planning Board
555 Union Ave
New Windsor, N.Y. 12550

Re: Subdivision for W. Sheafe
Rt. 207 Mile Marker 112.7 -112.8
Plans Dated 01/17/90

Dear Sir:

We have reviewed this matter and please find out comments checked below:

☒ A highway Work Permit will be required

☒ No objection

☐ Need additional information

☐ Traffic Study

☐ Drainage Study

☒ To be reviewed by Regional Office.

☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: Plans are in the Poughkeepsie Regional Office for their review and comments.

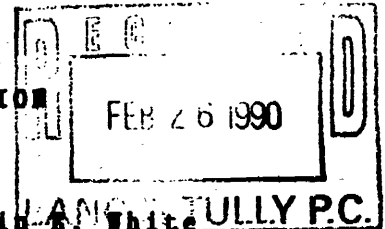
Very Truly Yours,

W. Elgee
William Elgee
C.E. I Permits
Orange County

WE:rh

cc: M.E.

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NEW YORK 12550



Albert J. Bauman
Regional Director

Franklin D. White
Commissioner

February 22, 1990

Lanc & Tully Eng.
P O Box 687 Rt. 207
Goshen NY 10924

Re: ACCESS DRIVE RT 207
WAYLAND SHEAFE SUBDIVISION
TOWN OF NEW WINDSOR

Dear Sir:

Our Regional Traffic & Safety Group has reviewed the above site plan and their comments are as follows.

We concur that acceptable sight lines may be achieved at the access as presented but suggest that a complete grading plan inclusive of sight distance measurements be included. The sight distance measurements should be undertaken in accordance with the Department's standards as per attached sheet. Also, we offer the following recommendations relative to the access design:

1. The access drive should consist of two (2) travel lanes, each 12 feet wide.
2. Curb returns of 20 foot radius should be provided and the same should be defined utilizing the Department's standard poured-in-place concrete curb (type B-B). In addition, 10 foot (min.) curb extensions beyond points of curvature should be provided.
3. A paved shoulder area of 6+/- feet, as measured from the white edge-of-pavement line, should be included. The actual width provided should match that of the existing shoulder in the vicinity.
4. As outline previously, the precise location of the access shall be dependent upon the maximizing of the associated sight lines.

In addition to the above, we recommend the following subdivision not be included in the plans:

As a condition of this permit, the permittee agrees that the proposed development of the real property to which access is provided pursuant to the terms hereof, and all future development of such property, shall be planned and designed so that the access provided herein shall be the only necessary access from the State highway(s) and that the permittee shall not by sale, lease or other business arrangement create any condition whereby other access to or from the State highway(s) becomes necessary.

If you have any questions, please call this office at 562-4094.

Yours truly,



W. D. Bain
Resident Engineer

By: W. Elgee
Permit Engineer
Orange & Ulster County

WB:WE:rh

Attachments

Louis Holmbeck
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 1-90 N
County I.D. No. 29 / 1 / 48.5

Applicant Wayland and Joy Sheafe

Proposed Action: Major Subdivision (17 Lots) NYS 207 & Bull Rd.

State, County, Inter-Municipal Basis for 239 Review frontage/access to NYS 207

Comments:

1. Standard Subdivision Design
2. Maintain landscape buffer between NYS 207 and Lots 1-8 to act as noise and visual buffer
3. A complete plan and schedule of existing and proposed landscaping should be submitted.
4. Future of existing stone walls?

Related Reviews and Permits ~~NYS DOT and Orange County Dept. of Health~~

County Action: Local Determination XXXXXXXX Disapproved Approved

Approved subject to the following modifications and/or conditions:

2/15/90

Date

CC: M.E.

Peter Gausin
Commissioner



New York State Office of Parks, Recreation and Historic Preservation

The Governor Nelson A. Rockefeller Empire State Plaza
Agency Building 1, Albany, New York 12238-0001

February 21, 1990

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550
Attn: Mark J. Edsall

Dear Mr. Edsall:

Re: SEQRA
Wayland Sheafe Major Subdivision
Windsor, Orange County
90PR0161

The Office of Parks, Recreation and Historic Preservation (OPRHP) has received the documentation you provided on your project. As the state agency responsible for the coordination of the State's historic preservation programs, including the encouragement and assistance of local preservation programs, we offer the following recommendations and comments.

There are no properties listed on the State and National Registers of Historic Places in or adjacent to the project. However, if there are any structures 50 years old or older in or adjacent to the project, we recommend they be identified by the sponsor and evaluated by this office for historic significance.

At the present time, there are no reported archeological resources in or adjacent to your project area. Please note that if any State Agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 may require that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

If you have any questions, please call Shirley Dunn at our Project Review Unit at (518) 474-0479.

Sincerely yours,

Julia S. Stokes
Julia S. Stokes
Deputy Commissioner for
Historic Preservation

JSS/SD:tr

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, [REDACTED]
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision ☒ _____ as submitted by
Lane and Tully for the building or subdivision of
Wayland Sheafe has been
reviewed by me and is approved _____,
disapproved ☒ _____.

If disapproved, please list reason _____

See attached sheet.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman R. Masters Jr.
SANITARY SUPERINTENDENT

January 18, 1990
DATE

☒
C.C.M.E.
LANE & TULLY

89 - 13

The maps and plans for the Site Approval ✓

LANC & Tully for the building or subdivision of
WAYLAND SNEAFE has been

If disapproved, please list reason_____

~~SANITARY SUPERINTENDENT~~

1-22-90

CC: M.E.



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ALBERT J. BAUMAN
REGIONAL DIRECTOR

FRANKLIN E. WHITE
COMMISSIONER

Date: 1/31/90

To: Mr Mark J. Edsall, P.E.
Planning Board Engineer
Town of New Windsor Planning Board
555 Union Av.
New Windsor, N.Y. 12550

Re: Wayland Shoate Major Subdivision
New Windsor - Orange County

- ☒ This department has no objection to the Town
of New Windsor Planning Board being the lead agency for this
action.
- ☐ We have reviewed the Environmental Assessment Form (EAF) and
find the estimated number of vehicular trips to be reasonable.
- ☐ If a draft environmental impact statement is prepared for the
proposed project, please forward one to us for review.
- ☒ Please be aware that a state highway work permit will be required
for any curb cuts onto Route 207. Application and final site
plan should be forwarded to this department's local residency
office, as soon as possible, to initiate the review process.
- ☒ Other: The rate used for generated traffic
appears higher in comparison to standard
rates published in the ITE Trip Generation Handbook.

Very truly yours,

DOUGLAS G. DRUCHUNAS
Civil Engineer II (Planning)

By

Adefemi Apara
Transportation Analyst

DGD:AA:ak

cc: M.E.
FEB - 6 1990

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, N.Y. 12550

Albert J. Bauman
Regional Director

Franklin E. White
Commissioner

January 18, 1990

Town of New Windsor
Planning Board
555 Union Ave
New Windsor, N.Y. 12550

Re: Subdivision for W. Sheafe
Rt. 207 Mile Marker 112.7 -112.8
Plans Dated 01/17/90

Dear Sir:

We have reviewed this matter and please find out comments checked below:

☒ A highway Work Permit will be required

☒ No objection

☐ Need additional information

☐ Traffic Study


☐ Drainage Study

☒ To be reviewed by Regional Office

☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS: Plans are in the Poughkeepsie Regional Office for their review and comments.

Very Truly Yours,


William Elgee
C.E. I Permits
Orange County

WE:rh

cc: M.E.

FEB -6 1990



LOUIS HEIMBACH
County Executive

Department of Health

SALLY FAITH DORFMAN, M.D., M.S.H.S.A.
Commissioner of Health

January 25, 1990

RE: Wayland Sheafe Subdivision
Town of New Windsor

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

ATTENTION: Mark Edsall, P.E.

Dear Sir:

We are in accord with your planning board assuming Lead Agency status for this project.

As indicated in the E.A.F., plans for this subdivision must receive review and approval by the Orange County Health Department. A question arises from perusal of the preliminary plan as to the involvement of maps #5935 and 7203 in this submission's review.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File

CC: H.E.
1-29-90 (m)

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Cane & Tully for the building or subdivision of
Wayland Sheafe has been

reviewed by me and is approved ☒

~~disapproved~~ _____.

If ~~disapproved~~, please list reason _____

There is no town water system in
this area.

HIGHWAY SUPERINTENDENT

John D. Dill

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

IOC.PB
SHEAFE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 22 January 1990


SUBJECT: Wayland Sheafe Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-89-13
DATED: 17 January 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-002

A review of the above referenced subdivision was made on this date.
This subdivision is acceptable.

PLANS DATED: 17 January 1990, Revision 4.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

CC:M.E.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on February 14, 1990 at 7:30 p.m. on the approval of the proposed Subdivision of Lands of Wayland Sheafe located off Bull Road and N.Y.S. Route 207, Tax Map No. 29-1-48.5. Map of the Subdivision of Lands is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: January 18, 1990

By Order of
TOWN OF NEW WINDSOR PLANNING BOARD
Carl Schiefer
Chairman

~~REDACTED~~ Mr. Paul Costanzo from Lanc & Tully came before the Board presenting his proposal.

BY MR. COSTANZO: We were here last spring. When we were last here, the old lot layout employed two cul-de-sacs. One coming in from 207 and one coming in from Bull Road. After the Board site inspected and had conversations with the highway superintendent, you told us to revise the plan to do away with the cul-de-sacs if possible. At this point we have one very short cul-de-sac and a loop through from Bull Road back out to 207. We still have kept the 17 single family lots and the one lot line change to give some additional property to Dynamic Plumbing which is owned by Mr. and Mrs. Sheafe. We have done deep tests and preliminary perk tests on all the proposed septic system areas and have come out with some very good results.

BY MR. MCCARVILLE: Is that proposed town road?

BY MR. COSTANZO: Yes, it is.

BY MR. MCCARVILLE: Is that a proposed town road extension here or private?

BY MR. COSTANZO: No, that is a driveway coming off of the existing Sheafe Circle. It is to service lot 13. We have met with the highway superintendent out on site and Mr. Sheafe has also discussed with him and this layout, since we have done away with the two cul-de-sacs, a percentage to be approvable by the highway superintendent.

BY MR. SCHIEFER: We have an approval from the fire inspector, have an approval from the sanitary, water.

BY MR. SOUKUP: What did the fire inspector approve? There is no water main.

BY MR. SCHIEFER: In view of the above referenced, the plan was found to be acceptable. The roadway system is going to meet New Windsor town code requirements.

BY MR. LANDER: I think originally they had another cul-de-sac and it was disapproved at that point.

BY MR. SCHIEFER: That was one of the comments, Mark's first comment, there are three, now you have one cul-de-sac and one loop. I don't have anything from the highway. You say

you met with them but there is no report in here.

BY MR. COSTANZO: Yes.

BY MR. LANDER: How about from D.O.T.?

BY MR. COSTANZO: No, the plans have been submitted to D.O.T., but we haven't gotten any comments back.

BY MR. LANDER: What is the area under construction? What is that?

BY MR. COSTANZO: That is just an area that Mr. Sheafe uses now for his plumbing business. You walked that back in early May, as I recall.

BY MR. LANDER: We were up in this cul-de-sac here.

BY MR. MCCARVILLE: On the private road, there are existing dwellings on here. Is this a private road?

BY MR. COSTANZO: No, this is a town road. There are existing residences on this lot here, here, here and I think these two are vacant.

BY MR. MCCARVILLE: So it is a town road?

BY MR. COSTANZO: Yes, it is. This will be a driveway off of the town road.

BY MR. MCCARVILLE: Thank you.

BY MR. SCHIEFER: Let me retract what I said about the sanitary inspector. It has been disapproved. Need more detailed map with exact location of septic tanks and fields.

BY MR. COSTANZO: For sketch plan we normally don't put surrounding septic on.

BY MR. SCHIEFER: I just wanted you to be aware. I made the statement before that it was approved, and I didn't want you to go with that.

BY MR. COSTANZO: Okay, thank you.

BY MR. SCHIEFER: Water and fire are the only two approvals. Any other comments, gentlemen?

BY MR. SOUKUP: Only problem I have, and it is something that is a problem, is the restriction of the site, is that you have a road, six or eight lots that are bound by a road both sides, 207 on one side and proposed new road on the other side and I recognize that the constraints of the site box you into that solution.

BY MR. COSTANZO: Realizing that we made the double frontage lots deeper to try and as much as possible get away from that particular situation.

BY MR. SOUKUP: 207 is and is going to be more heavily traveled than it is now, but not going to be really desirable lots by comparison to other lots that are available in the area or other lots in the subdivision. I don't know what the solution is, but for the record I don't think they are going to be the greatest lots when you see them. How deep are they, about 300 feet?

BY MR. COSTANZO: They vary from three to four.

BY MR. SOUKUP: So you are looking at the backyard of maybe some of these houses which are pushed pretty far out. They are in the middle of the lot here. I don't know whether these were made to be closed. I was just wondering if the houses on the lots that do back on 207, the houses could be clustered closer to the new road and further away from 207 for the sake of increasing the rear yard as a buffer. Four, five, six of the lots, put the houses pretty close to the center of the lot, even though the driveway comes off the new town road, I think it would be preferable to have the lots, have the houses clustered closer to the new road if at all possible.

BY MR. COSTANZO: That certainly is possible for sketch plan. None of these house locations are locked in. That certainly would be possible.

BY MR. LANDER: Sanitary fields have to be on this side.

BY MR. RONES: Do we need to lock in any of the house locations or show the --

BY MR. SOUKUP: Those particular lots, I think in the long run, if they could be concepted or made conceptually to bring the houses closer to the private road, it would be better use of the land, rather than having it on the 207 side.

BY MR. RONES: Are you building houses or selling lots?

BY MR. COSTANZO: Selling lots.

BY MR. SOUKUP: He will have to specify the house site together with the septic and well sites so that he is essentially there will be some flexibility but not necessarily too much, once the plans are developed.

BY MR. MCCARVILLE: This swale is down towards the front, these lots flow towards the new road. I can see the need to put it up high as possible.

BY MR. SOUKUP: Terrain, topo are both problems.

BY MR. SCHIEFER: Where did you say you would suggest the septic, off to the side?

BY MR. SOUKUP: Diagonally sideways if the perk is there, if the soils are adequate.

BY MR. COSTANZO: Perk hasn't been a problem anywhere on the site.

BY MR. SOUKUP: I think the idea of the deeper lots is a good idea and using them to keep the houses away from 207 would be the best use.

BY MR. PAGANO: Relocating lot one and 17 which are quite near to Bull Road, I'd like to see the driveways moved in towards the development more, so that there will be better sight distance, people coming in off Bull Road and also lot 7, you will notice the driveway is almost right next to the intersection and I think personally that we can move this driveway to the other side of the property to keep this intersection more clear. In other words, people wouldn't be coming out here and making the swing in. Just further discussion on driveway layouts.

BY MR. BABCOCK: We should get some documentation on the Sheafe Circle, if it is a town road. To my knowledge it hasn't been completed, dedicated at this time yet.

BY MR. COSTANZO: Okay.

BY MR. SOUKUP: It hasn't been offered for --

BY MR. BABCOCK: I don't think it's been offered. I don't think it's been accepted. I mean, this is only sketch plan, but I know we have a new law of private roads, how many lots can be on a private road and we'd be over that now.

BY MR. SCHIEFER: Yes, quite a bit over. Get the status of Sheafe Circle Road. Anything else, gentlemen?

BY MR. SOUKUP: Are you going to need any subdivision easements through the site for drainage or utilities or --

BY MR. COSTANZO: We don't anticipate any.

BY MR. SOUKUP: Any portion of the lot on the left side of the map, I assume that is going to --

BY MR. COSTANZO: That is a lot line change that will go onto the existing lot.

BY MR. MCCARVILLE: Do you anticipate a lighting district?

BY MR. COSTANZO: We haven't gotten that far into the design. I would tend to think not.

BY MR. SCHIEFER: We have not assumed lead agency on this matter. Anyone care to make a motion?

BY MR. PAGANO: I make a motion we assume lead agency.

BY MR. MCCARVILLE: I will second that.

ROLL CALL:

McCarville: Aye.

Pagano: Aye.

Soukup: Aye.

Lander: Aye.

Schiefer: Aye.

BY MR. SOUKUP: You will submit the long Environmental Assessment Form?

BY MR. COSTANZO: Yes.

BY MR. SCHIEFER: Then if you will address the comments that I have given you from Mr. Edsall, consider the comments of the Board, then go to the work session with the engineer and the building inspector and we will put you back on.

OCT 25 1980

17

BY MR. COSTANZO: Thank you very much.

BY MR. LANDER: We are also going to need a road cross section on the detailed plan.

BY MR. COSTANZO: Next submission you will have that, absolutely.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12550
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: Sheafe Subdivision
PROJECT LOCATION: Route 207 & Bull Road
PROJECT NUMBER: 89-13
DATE: 25 October 1989
DESCRIPTION: The Applicants have submitted a plan for the subdivision of a 25.9 +/- acre parcel into seventeen (17) single-family residential lots. A lot line change is also proposed with the property to the west. The plan was previously reviewed at the 26 April 1989 Planning Board Meeting.

1. At the above-referenced meeting, the following concerns were noted:
 - a. Acceptability of the three (3) dead-end streets with cul-de-sacs, rather than a through road configuration.
 - b. Acceptability of this layout to the Highway Superintendent.
 - c. Correction of the Bulk Table information.
 - d. Requirement for front yard setbacks from all roadways.
 - e. Restriction to require access of driveways from internal roadways, rather than Route 207 or Bull Road.
 - f. Requirements to submit to the Orange County Department of Health and New York State Department of Transportation.
2. At the 26 April 1989 Planning Board Meeting, the Board indicated they would be scheduling a field walk to review this site. The observations and determinations from this field visit should be reviewed with the Applicant and/or their representative.

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Sheafe Subdivision
PROJECT LOCATION: Route 207 & Bull Road
PROJECT NUMBER: 89-13
DATE: 25 October 1989

-2-

3. As the Board is aware, Local Law #4 of 1989 revised the definition of lot area to exclude all easements, rights-of-way, encumbered areas, areas precluded from development, areas underwater or areas designated as Freshwater wetlands. In line with same, the plan should provide net lot areas for each proposed lot.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
5. The Board should require that the Applicant or their authorized representative waive the time deadline for Board action.
6. The Planning Board should consider scheduling the necessary Public Hearing for this Major Subdivision, as required under Paragraph 4 of the Subdivision Regulations.
7. The Board should require that the Applicant submit a Full Environmental Assessment Form for this project.
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

The Applicant should provide a new plan, complete with detail sheet, prior to subsequent appearances before the Planning Board. These revised plans should be reviewed at a consultant work session, prior to scheduling a regular meeting appearance.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEsjg

sheafe

IOC.PB
SHEAFE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 24 October 1989

SUBJECT: Wayland Sheafe Sketch Plan

PLANNING BOARD REFERENCE NUMBER: PB-89-13


FIRE PREVENTION REFERENCE NUMBER: FPS-89-085

A review of the above referenced subject site plan/subdivision was conducted on 24 October 1989.

The plans are found to be acceptable, if roadway system is going to meet New Windsor Town Code requirements.

PLANS DATED: 15 December 1988

Revision Date: 6 June 1989


John McDonald
Fire Inspector

JM:mr
Att.

CC:M.E.

Revised Plan - 89 - 13

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REVIEW~~
 D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
 FORM:

The maps and plans for the Site Approval _____

Subdivision ✓ _____ as submitted by

James J. Tully for the building or subdivision of
Wayland Sheafe has been

reviewed by me and is approved _____,

disapproved ✓ _____.

If disapproved, please list reason Need more detailed
map with exact location of Septic tanks and fields.

 HIGHWAY SUPERINTENDENT

 WATER SUPERINTENDENT

Suman D. Masten Jr
 SANITARY SUPERINTENDENT
 Inspector

October 17, 1989
 DATE

CC: H.E.

FILE HISTORY

DATE FILE OPENED: 4-3-89

PLANNING BOARD NUMBER 89-13

COPY OF PLANS GIVEN TO:

DATE

DATE RETURNED

MARK EDSALL

4-3-89

FIRE INSPECTOR

4-3-89

WATER DEPARTMENT

4-3-89

HIGHWAY DEPARTMENT

4-3-89

Sewer

4-3-89

REVISED PLANS:

MARK EDSALL

FIRE INSPECTOR

WATER DEPARTMENT

HIGHWAY DEPARTMENT

AGENDA DATE:

RESULTS:

FEES:

DATE & AMOUNT PAID

Deposit:

3-17-89

25.00

4-3-89

1550.00

1575.00

DATE PLANS APPROVED AND STAMPED BY TOWN OF NEW WINDSOR: _____

DATE PLANS PICKED UP BY APPLICANT: _____

NOTES:

SHEAFE SUBDIVISION (89-13) ROUTE 207

Paul Costanzo, A.P.A., from Lanc & Tully Engineering and Surveying came before the Board representing this proposal.

Mr. Costanzo: I am with Lanc & Tully Engineering. We are proposing on behalf of Mr. Whalen and Mrs. Joy Sheafe, a 17 lot subdivision at the corner of Route 207 and Bull Road. In addition to the 17 residential lots, we are also requesting one lot line change with Mr. Sheafe's Dynamic Plumbing lot which borders on 207.

Mr. VanLeeuwen: He wants to add to his property.

Mr. Costanzo: Yes. The lot sizes range from a minimum of 43,600 square feet up to 153,000 square feet for the one large lot down in the lower portion. The road configuration consists of two short cul-de-sacs, one coming off of Bull Road and one coming off Route 207 and limiting access to those two cul-de-sacs, even the one lot that technically fronts onto 207 has frontage and gains its driveway access off of one of the internal cul-de-sacs.

Mr. VanLeeuwen: We are going to have a problem with the Highway Superintendent. He is not going to like the cul-de-sacs.

Mr. Costanzo: In Mark's review, he brought up the question of bringing up a thru-road when we were looking at the design for the property. We certainly looked into that possibility. The problem is that right down through the center portion of the site, there is a large very wet, very poor soil area. We used that poor soil area to back our lots up to. We don't feel that it would be wise to use that wet area with a road.

Mr. VanLeeuwen: Is it part of the 15 acre wetland.

Mr. Costanzo: No, it is not a protected wetland at all but it is a low and very wet area.

Mr. VanLeeuwen: I know it is very wet.

Mr. Costanzo: The culvert that comes under 207--

Mr. VanLeeuwen: That could be drained.

Mr. Costanzo: It would be difficult but yes, it could, we can cross it if I want us to. We'd rather not, we don't think it is advisable.

Mr. Soukup: Has the Highway Superintendent seen the plan.

Mr. Edsall: Not as of yet. He gets it sent to him after the initial review by the Planning Board.

Mr. Soukup: In the lower right corner, you have a couple of lots off of--

Mr. Costanzo: One of the existing named Sheafe Court, this is a

prior subdivision with all the lots built on with what was meant to be an extension of Sheafe Court. We are utilizing it as a driveway entrance in fee to one lot. That is all part of the existing acreage.

Mr. Soukup: That is a town road not a private road.

Mr. Costanzo: That is correct.

Mr. VanLeeuwen: It is a nice piece of property. Another thing is that is in a commercial zone.

Mr. Costanzo: Zoned R1 at the present time. It was rezoned.

Mr. McCarville: Where does the Jones access come in.

Mr. VanLeeuwen: What did we rezone to on Toleman Road.

Mr. Costanzo: Yes, it was rezoned.

Mr. McCarville: Where is the access come in for the Jones property in the back side here.

Mr. Babcock: That comes in off of Jones, comes in off 207 and that little private road there that we had all the problems on, that is the Congelosi Farm, Schwartz Lane.

Mr. Soukup: What is down on the south edge of the property as far as owners and acreage and lots, is that a large, undeveloped parcel.

Mr. Costanzo: There are a few. I don't think I have a copy of the tax map with me.

Mr. Soukup: If there is a large undeveloped parcel to the south, we should extend the one cul-de-sac right-of-way to the property line.

Mr. VanLeeuwen: The both have plenty of access onto 207 and Bull Road.

Mr. Soukup: We may want to provide access. We have the opportunity to reserve for it right now.

Mr. VanLeeuwen: There is nothing landlocked.

Mr. McCarville: When we walk it, we should have the tax map.

Mr. Costanzo: I wouldn't go in off of Sheafe Circle. This is one of the lots we are not sure we are going to be able to perc. It gets very wet down in the back. You are best access for site visibility is in off of Bull and 207.

Mr. Soukup: I suggest that we ask Paul to meet the Highway Superintendent and show him the map and go over his comments. He may object to the cul-de-sac and you are going to have to have a letter saying that.

4-26-89

Mr. Rones: The survey note #1 is a little troublesome. We'd like to know if there are any easements effecting the property. I am concerned about you have got a little bit to much of a hedge there.

Mr. Schiefer: We want to walk this but in the meantime, you might want to go to the Highway Superintendent.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 24 April 1989
SUBJECT: Wayland Sheafe Sketch Plan


PLANNING BOARD REFERENCE NUMBER: 89-13

FIRE PREVENTION REFERENCE NUMBER: FPS-89-33

A review of the above referenced subject site plan/ sub-division was conducted on 24 April 1989.

This sketch plan appears to be acceptable, however, when the final site plan is submitted, I would like to have a copy submitted to me at that time.

PLAN DATED: 15 December 1988



Robert F. Rodgers; CCA
Fire Inspector

CC: M.E.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Sheafe Subdivision
2. Name of Applicant Wayland Sheafe Phone 496-6430
Address Box 21, Route 207, Rock Tavern, NY 12575
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Wayland Sheafe Phone 496-6430
Address Box 21, Route 207, Rock Tavern, NY 12575
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Lanc & Tully, PC Phone 294-3700
Address P.O. Box 687, Route 207, Goshen, NY 10924
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning
Board Meeting Paul Costanzo Phone 294-3700
(Name)
7. Location: On the South side of Route 207 5570
(Street)
_____ feet _____ at the intersection
(Direction)
of _____ Bull Road
(Street)
8. Acreage of Parcel 29.9± Ac. 9. Zoning District R-1
10. Tax Map Designation: Section 29 Block 1 Lot 48.5
11. This application is for a seventeen (17) lots subdivision and one lot
line change.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section 29 Block 1 Lot(s) 43.1

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Wayland Sheafe being duly sworn, deposes and says that he resides at Box 21, Route 207, Rock Tavern, NY 12575 in the County of Orange and State of New York and that he is (the owner in fee) of Section 29, Block 1, Lot 48.5 (Official Title) of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized LANC & TULLY, P.A.C. to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Wayland Sheafe
(Owner's Signature)

16 day of March 1989

[Signature]
(Applicant's Signature)

[Signature]
Notary Public

(Title)

LOWANNE M. PORTER
Notary Public, State of New York
No. 458896

Qualified in Orange County
Commission Expires July 6, 1990

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

PROJECT I.D. NUMBER

817.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Wayland Sheafe	2. PROJECT NAME Sheafe Subdivision
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Route 207 at its intersection with Bull Road.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: The applicant wishes to subdivide his 25.9± acre parcel into seventeen (17) single family residential parcels each served by individual wells and sewage disposal systems. In addition, there will be one proposed lot line change.	
7. AMOUNT OF LAND AFFECTED: Initially 25.9± acres Ultimately 25.9± acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(ies) and permit(s) approval: Town of New Windsor Planning Board - Subdivision Approval. Orange County Health Dept. - sewage disposal system & well approval. N.Y.S. Dept. of Transportation - curb cut approval.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit(s) approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Wayland Sheafe Date: _____	
Signature: <i>Wayland N. Sheafe</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☒ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
NO

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
NO

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Paul Costanzo

Signature of Preparer (if different from responsible officer)

3/16/89

Date

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Wayland Sheafe, deposes and says that he
resides at Box 21, Route 207, Rock Tavern, NY 12575
(Owner's Address)
in the County of Orange
and State of New York
and that he is the owner in fee of Section 29, Block 1, Lot 48.5

which is the premises described in the foregoing application and
that he has authorized Land & Tully, P.C.
to make the foregoing application as described therein.

Date: March 16, 1989

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

LORRAINE M. POTTER
Notary Public, State of New York
No. 4536336
Qualified in Orange County
Commission Expires July 5, 1990

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

SHEAFE SUBDIVISION

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. X Environmental Assessment Statement
- *2. X Proxy Statement
3. X Application Fees
4. X Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. X Name and address of Applicant.
- *2. X Name and address of Owner.
3. X Subdivision name and location.
4. X Tax Map Data (Section-Block-Lot).
5. X Location Map at a scale of 1" = 2,000 ft.
6. X Zoning table showing what is required in the particular zone and what applicant is proposing.
7. X Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. X Date of plat preparation and/or date of any plat revisions.
9. X Scale the plat is drawn to and North Arrow.
10. X Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. X Surveyor's certification.
12. X Surveyor's seal and signature.

*If applicable.

13. X Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. Final metes and bounds.
18. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. X Include existing or proposed easements.
20. X Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. X Lot area (in square feet for each lot less than 2 acres).
23. X Number the lots including residual lot.
24. X Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. X Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. _____ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. _____ Provide "septic" system design notes as required by the Town of New Windsor.
31. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. _____ Indicate percentage and direction of grade.
33. X Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. _____ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Paul Costanzo, P.P.
Licensed Professional

Date: March 15, 1989

SURVEY NOTES:

1. THIS SURVEY IS SUBJECT TO ALL FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S STAMP OR HIS EMBOSSED SEAL, SHALL NOT BE CONSIDERED VALID, TRUE COPIES.
4. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209-2 OF THE N.Y. STATE EDUCATION LAW.
5. DEED OF RECORD FOR SUBJECT PARCEL FILED IN THE ORANGE COUNTY CLERK'S OFFICE IN LIBER 2222 PAGE 448.

REFERENCES

1. MAP ENTITLED "SUBDIVISION MAP FOR WAYLAND H. SHEAFE AND JOY C. SHEAFE," PREPARED BY WASHBURN ASSOCIATES, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 11, 1982 AS MAP NUMBER 5335.
2. MAP ENTITLED "SUBDIVISION MAP FOR WAYLAND H. SHEAFE AND JOY C. SHEAFE," PREPARED BY WASHBURN ASSOCIATES, DATED FEBRUARY 22, 1985, LAST REVISED AUGUST 10, 1985, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 10, 1985 AS MAP NUMBER 7203.

GENERAL NOTES

1. TOTAL AREA: 25.963 ACRES
2. TOTAL NUMBER OF LOTS: 17 RUS 1 LOT LINE CHANGE
3. ZONING DISTRICT: R-1
4. TAX MAP NUMBER: 29-1-48.5
5. NO DRIVEWAY ACCESS WILL BE PERMITTED FROM EITHER ROUTE 207 OR BULL ROAD.
6. PARCELS TO BE DEDICATED TO LANDS OF N.Y. WAYLAND SHEAFE.
7. SHEAFE CIRCLE DEDICATED TO TOWN OF NEW WINDSOR ON DECEMBER 6, 1989.
8. ACCESS TO LOTS 1-8 & 17 SHALL BE RESTRICTED TO THE INTERNAL ROAD SYSTEM. THIS SHALL BE NOTED AS A RESTRICTIVE COVENANT WITHIN EACH OF LOTS 1-8 & 17 DEED UPON ITS SALE.
9. A ROAD MAINTENANCE AGREEMENT IS TO BE FILED IN THE TOWN CLERK'S OFFICE AND COUNTY CLERK'S OFFICE.

NET LOT AREAS

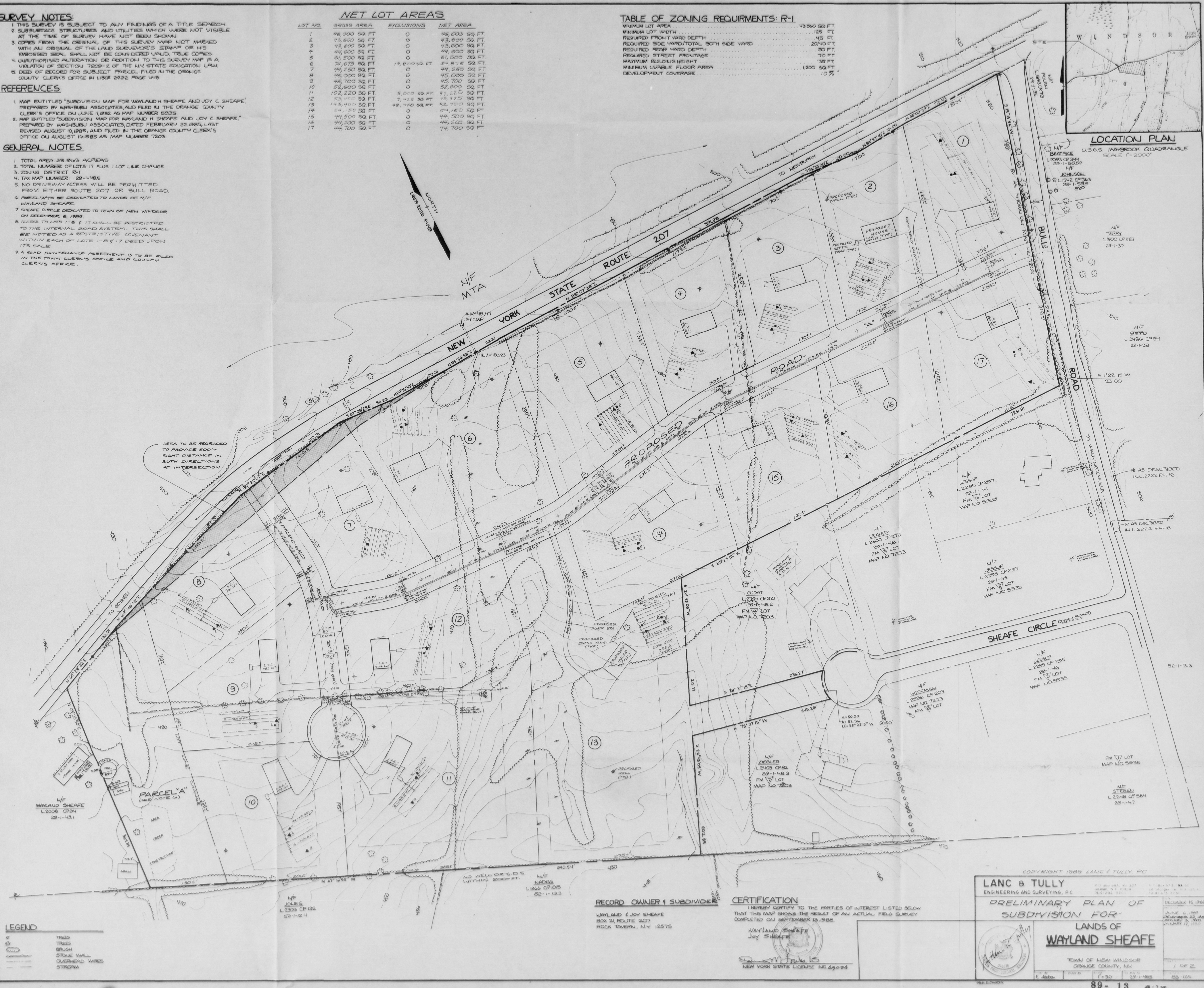
LOT NO.	GROSS AREA	EXCLUSIONS	NET AREA
1	46,000 SQ. FT.	0	46,000 SQ. FT.
2	43,600 SQ. FT.	0	43,600 SQ. FT.
3	43,600 SQ. FT.	0	43,600 SQ. FT.
4	44,600 SQ. FT.	0	44,600 SQ. FT.
5	61,500 SQ. FT.	0	61,500 SQ. FT.
6	74,675 SQ. FT.	17,800 SQ. FT.	56,875 SQ. FT.
7	44,250 SQ. FT.	0	44,250 SQ. FT.
8	45,000 SQ. FT.	0	45,000 SQ. FT.
9	45,700 SQ. FT.	0	45,700 SQ. FT.
10	53,600 SQ. FT.	0	53,600 SQ. FT.
11	102,220 SQ. FT.	5,000 SQ. FT.	97,220 SQ. FT.
12	53,475 SQ. FT.	7,425 SQ. FT.	46,050 SQ. FT.
13	145,100 SQ. FT.	62,700 SQ. FT.	82,400 SQ. FT.
14	54,150 SQ. FT.	0	54,150 SQ. FT.
15	44,500 SQ. FT.	0	44,500 SQ. FT.
16	44,200 SQ. FT.	0	44,200 SQ. FT.
17	44,700 SQ. FT.	0	44,700 SQ. FT.

TABLE OF ZONING REQUIREMENTS: R-1

MINIMUM LOT AREA	43,560 SQ. FT.
MINIMUM LOT WIDTH	125 FT.
REQUIRED FRONT YARD DEPTH	45 FT.
REQUIRED SIDE YARD/TOTAL BOTH SIDE YARD	20/40 FT.
REQUIRED REAR YARD DEPTH	30 FT.
REQUIRED STREET FRONTAGE	70 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MINIMUM LIVABLE FLOOR AREA	1,200 SQ. FT.
DEVELOPMENT COVERAGE	10 %

LOCATION PLAN

U.S.G.S. MAYBROOK QUADRANGLE
SCALE 1" = 2000'



LEGEND

- TREES
- TREES
- BRUSH
- STONE WALL
- OVERHEAD WIRES
- STREAM

RECORD OWNER & SUBDIVIDER

WAYLAND & JOY SHEAFE
BOX 21, ROUTE 207
ROCK TAVERN, N.Y. 12575

CERTIFICATION

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 13, 1988.

WAYLAND SHEAFE
JOY SHEAFE

NEW YORK STATE LICENSE NO. 49094

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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

**PRELIMINARY PLAN OF
SUBDIVISION FOR**

**LANDS OF
WAYLAND SHEAFE**

TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

DATE: 12/15/88
SCALE: 1" = 30'

SURVEY NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S STAMP OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.
4. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209-2 OF THE N.Y. STATE EDUCATION LAW.
5. DEED OF RECORD FOR SUBJECT PARCEL FILED IN THE ORANGE COUNTY CLERK'S OFFICE IN LIBR 2222 PAGE 448.

REFERENCES:

1. MAP ENTITLED "SUBDIVISION MAP FOR WAYLAND H. SHEAFE AND JOY C. SHEAFE," PREPARED BY WASHBURN ASSOCIATES, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 11, 1982, AS MAP NUMBER 5935.
2. MAP ENTITLED "SUBDIVISION MAP FOR WAYLAND H. SHEAFE AND JOY C. SHEAFE," PREPARED BY WASHBURN ASSOCIATES, DATED FEBRUARY 22, 1985, LAST REVISED AUGUST 10, 1985, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 16, 1985 AS MAP NUMBER 7203.

GENERAL NOTES:

1. TOTAL AREA 125.96/3 ACRES.
2. TOTAL NUMBER OF LOTS: 17 PLUS 1 LOT LINE CHANGE.
3. ZONING DISTRICT R-1.
4. TAX MAP NUMBER: 29-1-485.
5. NO DRIVEWAY ACCESS WILL BE PERMITTED FROM EITHER ROUTE 207 OR BULL ROAD.
6. PARCELS TO BE DEDICATED TO LANDS OF N/F WAYLAND SHEAFE.
7. SHEAFE CIRCLE DEDICATED TO TOWN OF NEW WINDSOR ON DECEMBER 5, 1989.
8. ACCESS TO LOTS 1-8 & 17 SHALL BE RESTRICTED TO THE INTERNAL ROAD SYSTEM. THIS SHALL BE NOTED AS A RESTRICTIVE COVENANT WITHIN EACH OF LOTS 1-8 & 17 DEED UPON ITS SALE.

NET LOT AREAS

LOT NO.	GROSS AREA	EXCLUSIONS	NET AREA
1	46,000 SQ. FT.	0	46,000 SQ. FT.
2	43,600 SQ. FT.	0	43,600 SQ. FT.
3	43,600 SQ. FT.	0	43,600 SQ. FT.
4	44,600 SQ. FT.	0	44,600 SQ. FT.
5	61,500 SQ. FT.	0	61,500 SQ. FT.
6	74,675 SQ. FT.	13,800 SQ. FT.	60,875 SQ. FT.
7	44,250 SQ. FT.	0	44,250 SQ. FT.
8	45,000 SQ. FT.	0	45,000 SQ. FT.
9	45,700 SQ. FT.	0	45,700 SQ. FT.
10	52,600 SQ. FT.	0	52,600 SQ. FT.
11	102,220 SQ. FT.	5,000 SQ. FT.	97,220 SQ. FT.
12	83,450 SQ. FT.	7,425 SQ. FT.	76,025 SQ. FT.
13	145,400 SQ. FT.	62,700 SQ. FT.	82,700 SQ. FT.
14	54,150 SQ. FT.	0	54,150 SQ. FT.
15	44,500 SQ. FT.	0	44,500 SQ. FT.
16	44,200 SQ. FT.	0	44,200 SQ. FT.
17	44,700 SQ. FT.	0	44,700 SQ. FT.

TABLE OF ZONING REQUIREMENTS: R-1

MINIMUM LOT AREA	43,560 SQ. FT.
MINIMUM LOT WIDTH	125 FT.
REQUIRED FRONT YARD DEPTH	45 FT.
REQUIRED SIDE YARD/TOTAL BOTH SIDE YARD	20/40 FT.
REQUIRED REAR YARD DEPTH	30 FT.
REQUIRED STREET FRONTAGE	70 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MINIMUM LIVABLE FLOOR AREA	1,200 SQ. FT.
DEVELOPMENT COVERAGE	10 %

LOCATION PLAN

U.S.G.S. MAYBROOK QUADRANGLE
SCALE 1" = 2000'



EXCLUDED AREAS

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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

**PRELIMINARY PLAN OF
SUBDIVISION FOR**

**LANDS OF
WAYLAND SHEAFE**

TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

DATE: JUNE 6, 1989
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

RECORD OWNER & SUBDIVIDER

WAYLAND & JOY SHEAFE
BOX 21, ROUTE 207
ROCK TAVERN, N.Y. 12575

CERTIFICATION

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON SEPTEMBER 13, 1988.

WAYLAND SHEAFE
JOY SHEAFE

[Signature]
NEW YORK STATE LICENSE NO. 49094

DATE: DECEMBER 15, 1988

BY: [Signature]

CHECKED: [Signature]

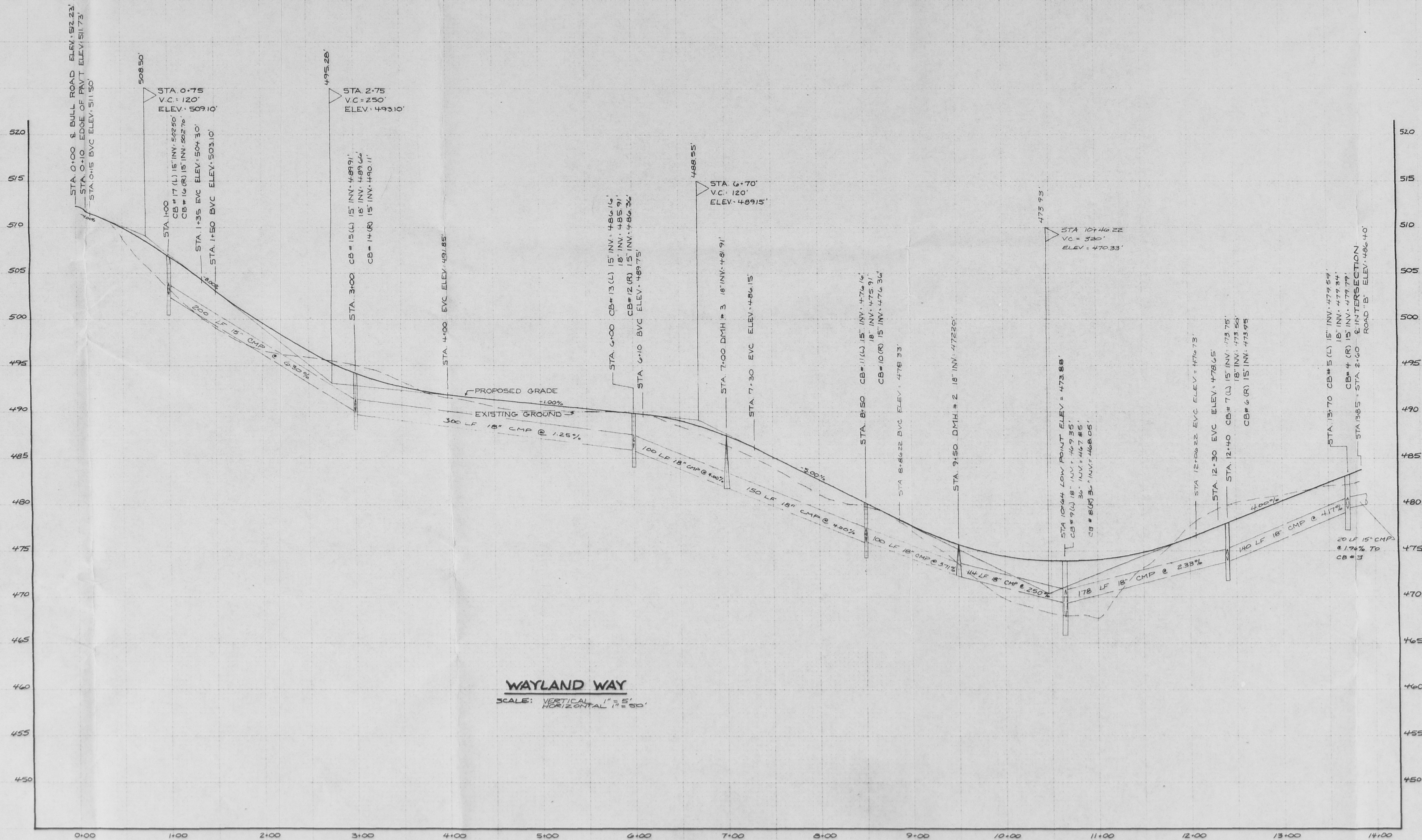
APPROVED: [Signature]

DATE: JUNE 6, 1989

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]



WAYLAND WAY

SCALE: VERTICAL 1" = 5'
HORIZONTAL 1" = 50'

- NOTES:
1. THIS SHEET IS INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 3 OF 5 AND 5 OF 5.
 2. THIS SHEET IS NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL.

SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON MAY 31, 1991
BY RONALD LANDER
SECRETARY

APPROVAL BOX FOR THE TOWN OF NEW WINDSOR

COPYRIGHT 1989 LANC & TULLY P.C.

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

PLAN OF PROFILES

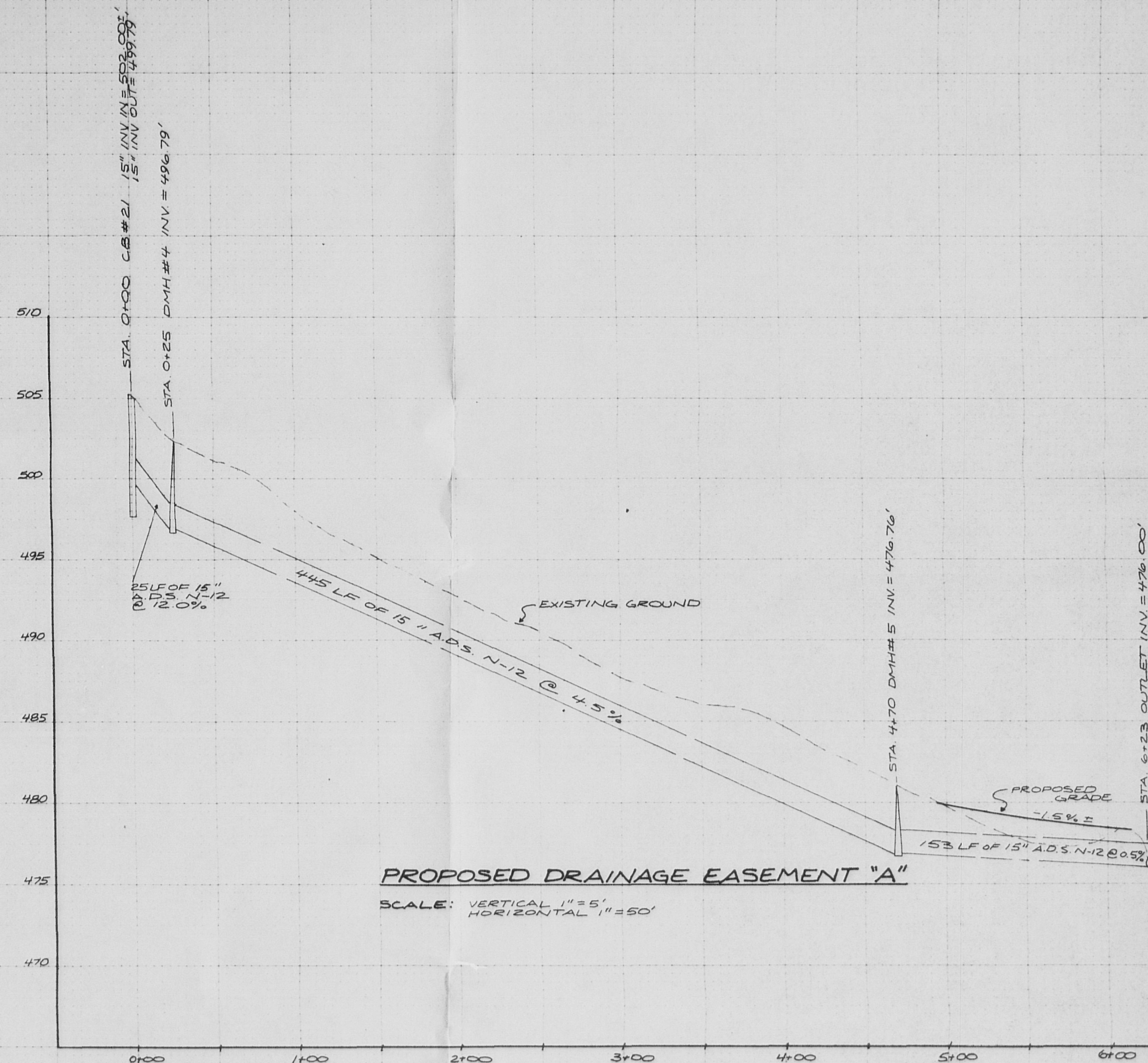
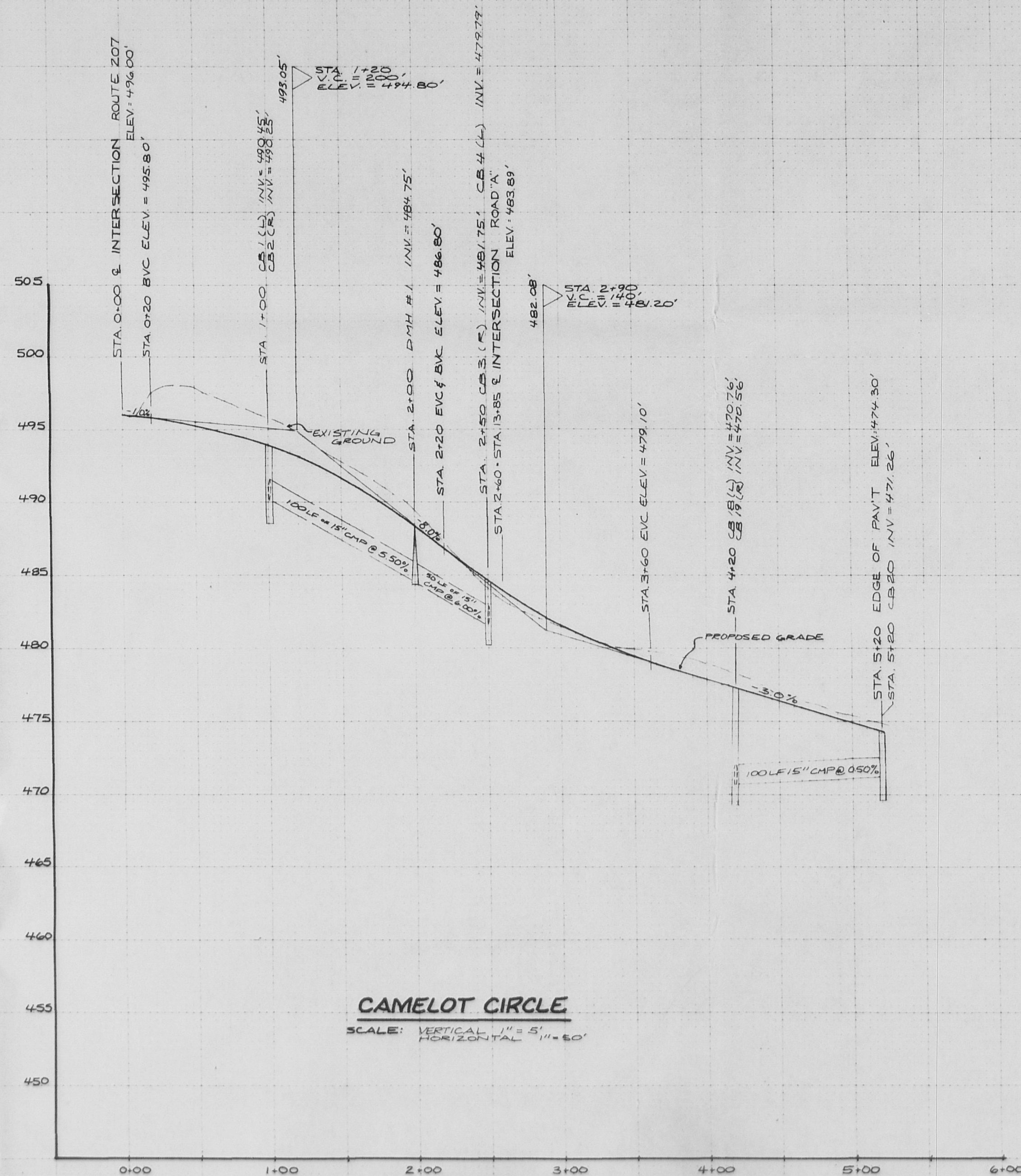
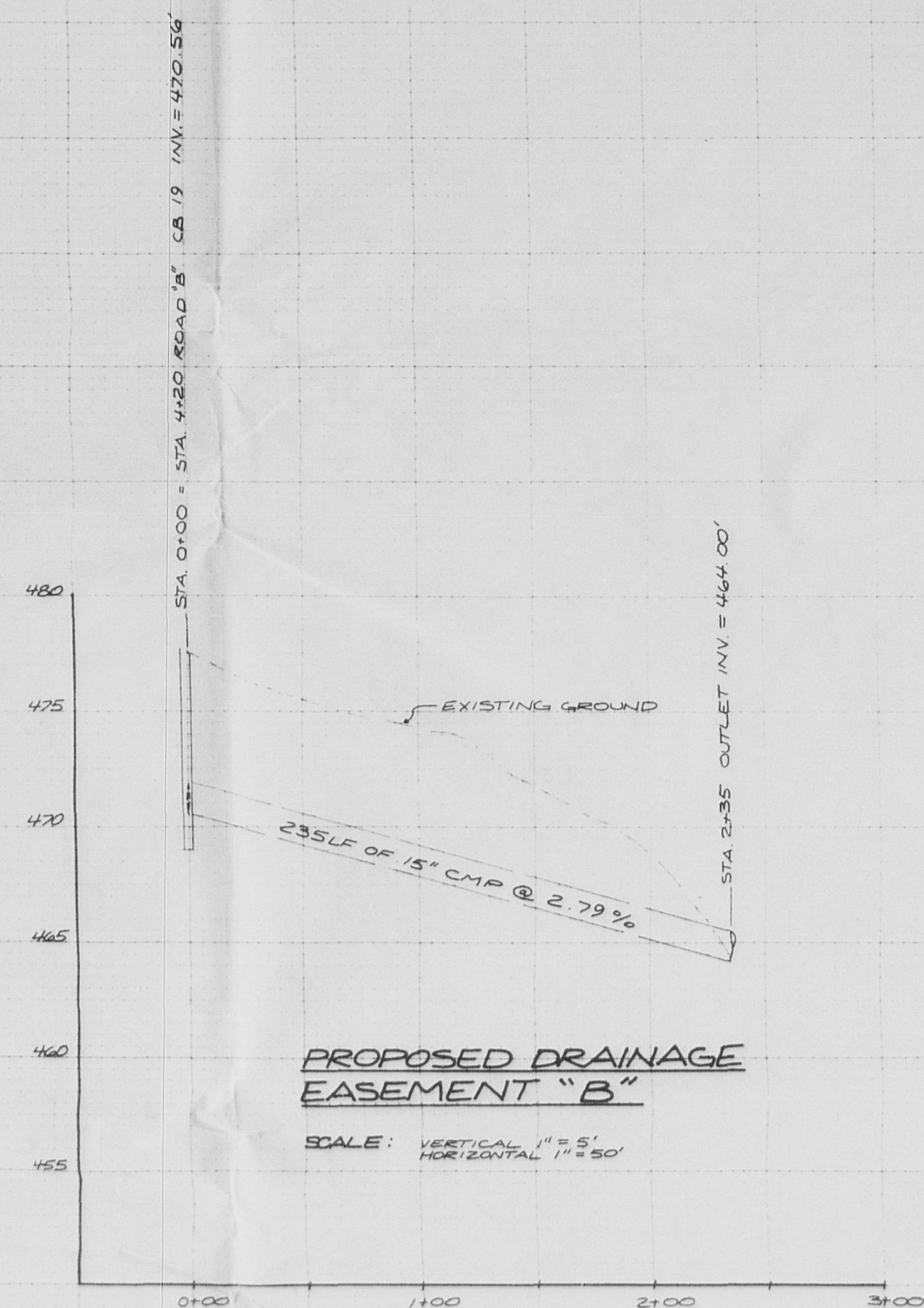
LANDS OF
WAYLAND SHEAFE

TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.



4 OF 5

DECEMBER 22, 1989
JANUARY 3, 1990
JANUARY 17, 1990
FEBRUARY 23, 1990



- NOTES:**
1. THIS SHEET IS INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 4 OF 5.
 2. THIS SHEET IS NOT FOR ORANGE COUNTY HEALTH DEPARTMENT REVIEW OR APPROVAL.

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON **MAY 31 1991**
BY *Ronald Lander*
RONALD LANDER
SECRETARY
APPROVAL BOX FOR THE TOWN OF NEW WINDSOR

COPYRIGHT 1989 LANC & TULLY P.C.

LANC & TULLY ENGINEERING AND SURVEYING, P.C.		DECEMBER 22, 1989 JANUARY 3, 1990 JANUARY 13, 1990 FEBRUARY 23, 1990
PLAN OF PROFILES		5 OF 5
LANDS OF WAYLAND SHEAFE TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.		88-125

SURVEY NOTES:

1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. COPIES FROM THE ORIGINAL OF THIS SURVEY NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.
4. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.
5. INTERIOR STRUCTURES SHOWN ARE TAKEN FROM A PHOTOGRAMMETRIC MANUSCRIPT PREPARED BY AERIAL DATA REDUCTION ASSOCIATES, INC., BASED ON PHOTOGRAPHS TAKEN ON APRIL 13, 1988.
6. REFERENCES:
 - 1) MAP ENTITLED "SUBDIVISION MAP FOR WAYLAND H. SHEAFE, JOY C. SHEAFE, TOWN OF NEW WINDSOR, ORANGE CO., NEW YORK," DATED FEBRUARY 22, 1985, LAST REVISED AUGUST 10, 1985, FILED IN THE ORANGE COUNTY CLERK'S ON AUGUST 16, 1985, AS MAP NO. 7203.
 - 2) MAP ENTITLED "SUBDIVISION MAP FOR WAYLAND H. SHEAFE, JOY C. SHEAFE, TOWN OF NEW WINDSOR, ORANGE CO., N.Y.," NOT DATED, FILE IN THE ORANGE COUNTY CLERK'S OFFICE ON JUNE 11, 1982, AS MAP NO. 5935.

GENERAL NOTES:

1. TOTAL AREA: 1,130,937 ± SQ. FT., 25.963 ± ACRES.
2. TOTAL NUMBER OF LOTS: 16 AND PARCEL 'A'.
3. TAX MAP NUMBER: 29-1-48.5.
4. ZONING DISTRICT: R-1 (RURAL RESIDENTIAL).
5. PARCEL 'A' IS TO BE CONVEYED TO AND BECOME PART OF THE LANDS OF SHEAFE, TAX MAP PARCEL 29-1-43.1. PARCEL 'A' IS NOT SUBMITTED FOR APPROVAL TO THE ORANGE COUNTY DEPARTMENT OF HEALTH AND IS THEREFORE NOT APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH FOR RESIDENTIAL BUILDING PURPOSES AT THIS TIME.
6. THIS SHEET IS INVALID AND INCOMPLETE UNLESS ACCOMPANIED BY SHEETS 2 OF 5 THROUGH 5 OF 5.
7. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

ORANGE COUNTY DEPARTMENT OF HEALTH
DIVISION OF ENVIRONMENTAL HEALTH

This is to certify that the proposed arrangements for water supply and sewer disposal for this newly subdivided lot are in accordance with the rules and regulations of the Department of Health and are hereby approved. This approval is given on the condition that the applicant shall comply with the provisions of Section 1117 of the Public Health Law.

ASSISTANT COMMISSIONER

ORANGE COUNTY DEPARTMENT OF HEALTH APPROVAL BOX

LOCATION PLAN
USGS TAKEN FROM MAYBROOK QUAD
SCALE: 1" = 2000'



